



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 July 23, 2025 Full Board Meeting with 40 members in favor of the recommendation, 0 member opposed, 0 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: Bluestone Lane	
Cafe Address: 435 West 31 Street, New Y	ork, NY, 10001
Application Number: 20240823010004	
CB Review Deadline (on date or next busines NYCDOT Internal Use Only	s day): 8/9/2025
Sidewalk Cafe Setup Feedback:	Community Board chooses to WAIVE review
Comments related to the cafe's physical footprint and	d dimensions:
Comments related to pedestrian flow (i.e., visbility, sa	fety , potential crowding):
Please check one of the recommendations below, either the above application:	curb use (i.e., planters, bike racks, bus stops): er approval, denial, or approval with modifications relating to
Community Board recommends approval	Community Board recommends denial
Community Board recommends approval w/ modifications (only if approved w/ modifications)	
Applicant acknowledges and agrees to modificati Applicant acknowledges BUT does NOT agree wit this box is checked, please provide NYC DOT with	ons relating to the above referenced application th modifications relating to the above referenced application. If documentation of such agreement for NYC DOT's consideration.
Nelly Gonzalez	Marigeles 8/7/25

Community Board Authorizing Name

Community Board Authorizing Signature

Date

RESTAURANT DETAILS

Food Service Establishment Permit (FSEP)

FSEP#: 50070079

Expiration Date: 09/30/2025 DOHMH Status: CURRENT

Business Legal Name: BL MANHATTAN WEST LLC

Assumed Name: BLUESTONE LANE

Business Address: 435 WEST 31 STREET, NEW YORK, NY 10001

Venue Type: Restaurant (no bar)

Last updated from DOHMH: 06/30/2025

Restaurant Information

Entity Type: Limited Liability Corporation (LLC)

Phone: (201) 937-8559

Email Address: people@bluestonelane.com

DOS Information DOS ID#: 5048623

Process Name: REGISTERED AGENT SOLUTIONS, INC.

DOS Address: 99 WASHINGTON AVE, STE 700, ALBANY, New York 12260

NYS Liquor Authority Information NYSLA Serial No: 034022113790

License Type: On-Premises

Name of License: BL MANHATTAN WEST LLC

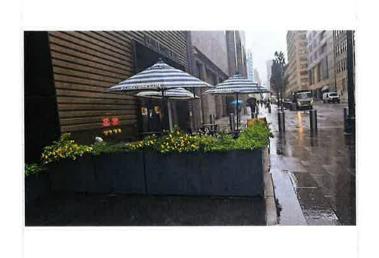
Title of Representative: Manager

Name of Certificate Holder: BL MANHATTAN WEST LLC

Business hours

Sun: 7:30 AM- 4:00 PM Mon: 7:00 AM- 4:00 PM Tues: 7:00 AM- 4:00 PM Wed: 7:00 AM- 4:00 PM Thurs: 7:00 AM- 4:00 PM Fri: 7:00 AM- 4:00 PM

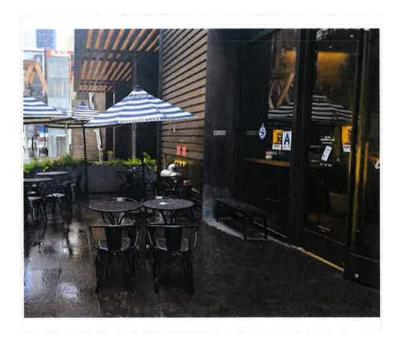
Sat: 7:30 AM- 4:00 PM

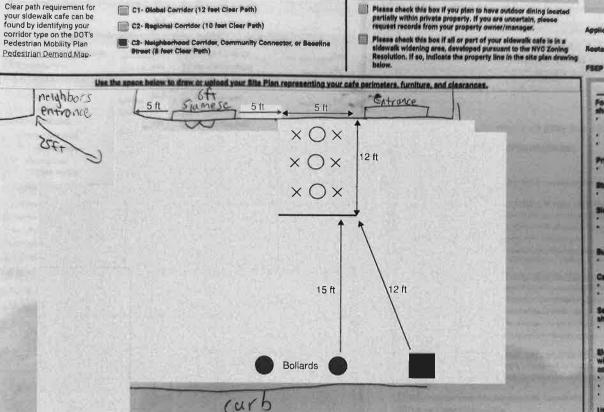












Width of sidewalk cafe:

12

Langth of sidewalk cafe:

Setup Area Identification :

SECTION 1: Site Plan

Identify Clear Path Requirements:

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. TODA SOT WAS ASSOCIATED BY SUCCESSION OF SUC Sidewalk Cafe Site Plan Form

BL MANHATTAN WEST LLC

Bluestone Lane

BL MANHATTAN WEST LLC

Drawing Requirements

Utility coverings (water/ges valves, and pull boxes) shown as:
Symbols representing the location within the setup

North arrow

300 2 Required Clearances				SECTION 3: Material Requirements
Please provide distances from the f Only provide a distance if the listed Refer to the <u>Setup Guides</u> in the Din	object is wit		ing clearances.	 Please indicate which of the following materia to the category. If applicable, please confirm to checking the box next to the associated regulation.
Sements with minimum 15 feet clean	ance from s	dewalk cafe;	1000000	 Refer to the <u>Setup Guides</u> in the Dining Out NY
501- Subway Stair: Open End	feet		S FILL ST	Materials Checklist:
Elements with minimum 10 feet clear	ance from s	idewalk cafe:	University of	
S02- Subway Elevator Entrance	feet	504- MTA Curb Cut	feet	Perimeter Demarcation (All of the following
503- Exhaust Duct	feat	505- FDNY Curb Cut	feet	Perimeter demarcation must be clear and base wall, railing, planter, fence, or stanchio
Elements with minimum 8 feet clears	nce from sic	lewalk cafe:	NAME OF BRIDE	Maximum height is 2 feet 6 inches (excludi
SO6- Street Tree Bed	feet	S13- Newsstand	feet	Not affixed to the sidewalk.
S07- Mailbox	fest	514- Streetlight	12 feet	
508- LinkNYC Klosk	feet	515- Bus Stop Pole	feet	*Optional- Only check the material c
509- Wayfinding Klosk	feet	516- Fire Hydrant	feet	Furnishings (if using, the first two below.
S10- E-charging Station	feet	S17- Bus Stop Shelter	feet	Lightweight and easily movable.
511- Parking Meter	feet	S18- Traffic Signal	feet	Not affixed to the sidewalk.
512-585 Fare Machine	feet			Check here if you plan to place tables/cha
Elements with minimum 5 feet clearance from sidewalk cafe:			or Basement Door Certification Awnings Physically Attached to the Build	
519- CitiBike/Bike Share Station	feet	524- Emergency Exit Hatch	fest	Minimum 8 feet height from the ground a
520- Bike Corral	feet	\$25- Subway Stain Closed End	feet	Easily removable, comprised of fire-grade
521- Micromobility Station	faet	526- Subway Elevator Non-Entry	feet	Does not extend beyond the perimeter of
522- Primary Building Entrance	faut	\$27- Slamese Connection	foot	Compiles with the New York City Building
523- Curb Cut	feet			and/or approval from the Landmarks Pres
Elements with minimum 3 feet clearance from sidewalk cafe:			Overhead Coverings/ Umbrelles (if using Minimum 7 feet height from the ground a	
S28- Elevated Train infrastructure	feet	529-Transformer Vault	feet	Easily removable, comprised of fire-grade
			100	Does not extend beyond the perimeter o
Elements with minimum 1 foot 6 inches clearance from sidewalk cafe elements:		The umbrella/overhead covering has a W		
530- Vent infrastructure: utility vent poles, vent grates, aubway grates	inches	531- Manholes	IIIÇIII/3	Any support structures are of sufficient si
	Hake d - b auc	are within 15 feet of the proposed setu	p. 1	Lighting and Electrical Connections (if u
Chack this box if none of the objects	HISTOG ADOVE	are within 15 lest of the proposes are		Connection is directly connected to grou
and the same of th	1		OF NAME	the cafe.
			-	Does not extend beyond the perimeter of
Fund the Yarri to building		Cannot block or be attached to fee		Does not exceed 10 feet in height.
	- Maria	escape stairs	-	Not attached to any City property, include
		al Administra	44 4	Electrical work compiles with the applic Electrical Code. Please note that this ma Landmarks Preservation Commission (L)

- als will be part of your sidewalk cafe by checking the box next the materials comply with the Dining Out NYC requirements by Irement. YC website for more information regarding materials.

Required

g must be mat)

- visible by using a lightweight and removable self-supporting on and rope.
- ng planting(s)).

stegories you intend to use in your sidewalk cafes

must be met)

- irs on top of a cellar or basement door, if so, please complete the <u>Cellar</u>

ting (if using, all of the following must be met) and does not exceed 10 feet height.

- and wind resistant materials.
- the sidewalk cafe.
- Code. Please note that this may require additional permits from DOB, servation Commission (LPC) as applicable.

, all of the following must be mat)

- and does not exceed 10 feet height.
- and wind resistant materials
- f the sidewalk cafe.
- eighted base and any supports are not affixed to the sidewalk.
- ze and strength, made of durable materials, and free of defects.

sing, all of the following must be mat)

- cured, and lightweight.
- and floor restaurant's power source and within the perimeter of
- of the sidewalk cafe,
- ing street trees.
- able requirements set forth in DOT's rules and the New York City y require additional permits from DOB or FDNY, and/or approval from the PC) as applicable.