Manhattan Community Board 4

NYS Liquor License/DOT Dining Out Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME	DOING BUSINESS AS (DBA)
The Canuck 202 9th Avenue LLC	The Canuck

STREET ADDRESS	CROSS STREETS	ZIP CODE
202 9th Avenue	9th Ave, bet. 22nd/23rd Streets	10011

Applicant *(Attach a list of all individuals that will be listed/associated with the license)*	NAME:	Denis Ladouceur	ATTORNEY/ REPRESENTATIVE	NAME:	Eugene M. Suh, PLLC
	PHONE:	917-346-7690		PHONE:	917-584-0497
	EMAIL:	dladouceur@thecanucknyc.com		EMAIL:	slayoon6@gmail.com
MANAGER	NAME:	Denis Ladouceur	LANDLORD	NAME:	202 Ninth Ave LLC
	PHONE:	917-346-7690		PHONE:	646-565-3900
	EMAIL:	dladouceur@thecanucknyc.com		EMAIL:	dkasner@hubbnyc.com

APPLICATION TYPE (___ *New York State Liquor License* ✓ *Dept. of Transportation Dining Out*)

◉ **New**	Has applicant owned or managed a similar business?	YES	NO	
	What is/was the name and address of establishment?	The Canuck 202 9th Avenue LLC 202 9th Avenue, New York, NY 10011		
	What were the dates applicant was involved with this former premise?	05/2021 - Present		
○ **Corp Change/Class Change/Method of Operation Change/Removal**	What is the license # and expiration date?			
	Is applicant making any alterations or operational changes?	YES	NO	
	If alterations or operational changes are being made, please describe/list all changes.			
○ **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	◉ Liquor/Wine/Beer & Cider ○ Beer & Cider ○ Wine/Beer & Cider
ESTABLISHMENT TYPE	◉ Restaurant ○ Cabaret ○ Night Club ○ Hotel ○ Bar/Tavern ○ Catering Establishment ○ Adult Entertainment ○ Wine Bar ○ Dance Club ○ Sports Bar ○ Club (Fraternal Organization – Members Only)

Has applicant filed with the SLA? If yes, when? If no, when does applicant plan to file?	YES	NO	N/A. Filing an Alteration for Adding or Removing Contiguous and/or Noncontiguous Municipal Public Space occurs after the NYC DOT permit is approved.
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	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.	YES	NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	YES	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	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	9am - 4am	9am - 4am
	Outdoors	12pm - 10pm	12pm - 10pm	12pm - 10pm	12pm - 10pm	12pm - 11pm	9am - 11pm	9am - 10pm
	Kitchen	12pm - 12am	12pm - 12am	12pm - 12am	12pm - 12am	12pm - 12am	9am - 12am	9am - 12am
	Music (indoors)	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	12pm - 4am	9am - 4am	9am - 4am

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	94	94	9	59	0	1	13	
OUTSIDE *(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)*								
DOT Dining Out: Sidewalk Cafe			3	12				
DOT Dining Out: Roadway			N/A	N/A				

How frequently will the owner(s) be at the establishment?	3-5 days per week		
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	
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	N/A
Will State certified security personnel be used?	YES	NO	N/A
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	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?	Store in basement in sealed container		
Where will applicant lay out garbage containers and at what time?	Applicant uses private vendor for garbage pickup. 6 days a week approximately 12am.		

LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO	
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	YES	NO	
Is a Public Assembly permit required?	YES	NO	
Are your plans filed with DOB?	YES	NO	
What is the zoning designation for this location?	R7B, C1-5		

Community Notification/Relations

NOTIFICATION: 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	200 West 23(North)/24 Streets Block Association Contacted Thuy Pham
	# 2	Neighbors of West 21st, 22nd and 23rd Streets Block Association Contacted chelseawest300ba@gmail.com
	# 3	2324 Chelsea Tenants Association Contacted Thuy Pham
	# 4	Council of Chelsea Block Associations (CCBA) Contacted Sally Greenspan
	# 5	200 West 21/22/23/24 Block Association - Contacted Melodie Bryant 400 West 21/22/23(South) Streets Block Association - Contacted Sandra Jacobus and Karen Jacob

When did applicant post the notice that was provided?	10/02/2025		
Where did applicant post the notice that was provided?	Storefront		
Please provide dates when applicant met with the groups listed above.	Notified via email 10/02/2025		
Who was your contact person at each group you met with?	Pending		
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	YES	NO	646-484-6691
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	YES	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.	Tuam New York Inc. dba Jake's Saloon. Since 2021, however, The Canuck 202 9th Avenue LLC has been operating.		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	**YES**	NO	Tuam New York Inc. dba Jake's Saloon
Do you plan any changes to the existing façade? If yes, please describe.	YES	**NO**	
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	**YES**	NO	
Is the entrance ADA Compliant?	**YES**	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	**NO**	
Will applicant have a vestibule within the establishment?	**YES**	NO	
Will applicant use a storm enclosure?	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 comply with the NYC noise code?	**YES**	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**	~~NO~~	~~All windows, French doors, garage doors will be closed per the reported closing hours listed.~~
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**	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	**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	NO	N/A
Will the kitchen exhaust system extend to the roof?	**YES**	NO	
Will the establishment have an illuminated sign?	YES	**NO**	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	YES	**NO**	
Where will the air conditioner be located? What type is it?	A/C unit on the back roof that cools the entire space.		
When was the air conditioner installed?	2024		

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

DEPARTMENT OF TRANSPORATION DINING OUT: SIDEWALK			
Has the applicant read MCB4 Sidewalk Café Policy?	YES	NO	
Will applicant be applying for sidewalk seating now or in the future?	YES	NO	Submitted DOT application.
If you answered no to the question above, jump to the next page			
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	
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 applicant respect trees and tree pits and insure the health of the tree?	YES	NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	NO	Except in licensed sidewalk cafe area.
Will applicant permit NO wait lines or smoking outside?	YES	NO	
Will there be no amplified music, as per the law?	YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	~~N/A~~
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 applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	YES	NO	
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO	N/A. Patrons using sidewalk cafe will be instructed to throw garbage out indoors.
Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?	YES	NO	
Will the sidewalk seating have a platform?	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 there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	YES	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?			

DEPARTMENT OF TRANSPORATION DINING OUT: ROADWAY			N/A
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	An application to the NYC DOT has been submitted for a sidewalk cafe only.
If you answered no to the question above, jump to the next page			
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)

Applicant will comply with all applicable laws regarding size of sidewalk storm enclosure.

There will be 10 feet clearance between bike rack and perimeter of sidewalk cafe.

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* 11/5/25 *full board meeting, with* 45 *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 *MCB4 Assistant District Manager*	**Frank Holozubiec** *MCB4 BLP Committee Co-Chair*	**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 →	Denis Ladouceur **PRINT NAME OF APPLICANT**	Denis Ladouceur **SIGNATURE OF APPLICANT**	10/03/2025 **DATE**

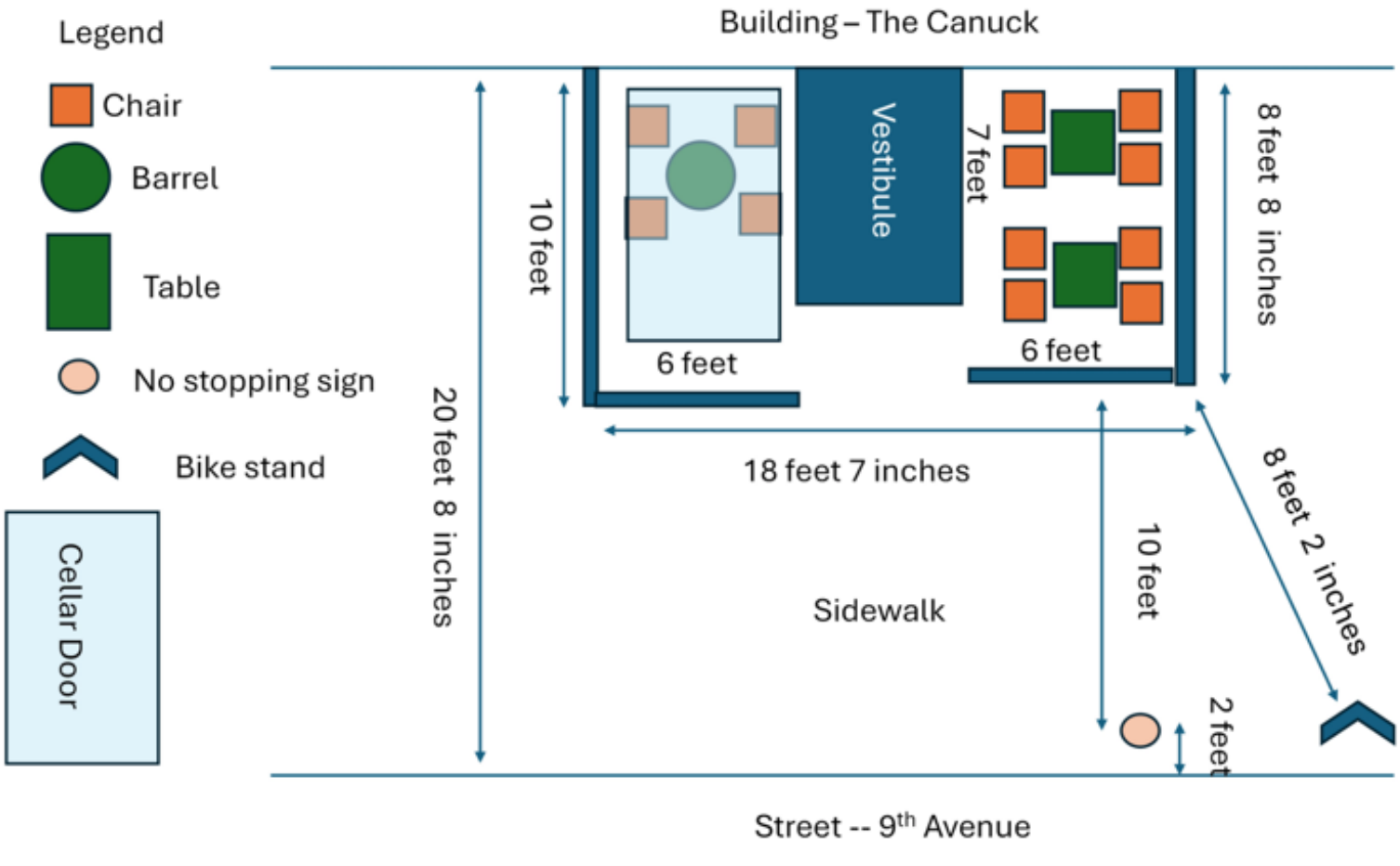
EUGENE M. SUH, PLLC

1979 Marcus Avenue
Suite 210
Lake Success, NY 11042

Exhibit 2: Floor Plans

Applicant Name	The Canuck 202 9th Avenue LLC
Trade Name	The Canuck
Premises Address	202 9th Avenue, New York, NY 10011
County	New York
Application Type	New Sidewalk Cafe

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



Length of sidewalk cafe: 18.5 feet Width of sidewalk cafe: 10 feet

Applicant: The Canuck 202 9th Avenue LLC
Address: 202 9th Avenue, New York, NY 10011

Sidewalk Café Diagram

EUGENE M. SUH, PLLC

1979 Marcus Avenue
Suite 210
Lake Success, NY 11042

Exhibit 3: Photos of the Exterior

Applicant Name	The Canuck 202 9th Avenue LLC
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Premises Address	202 9th Avenue, New York, NY 10011
County	New York
Application Type	New Sidewalk Cafe

The Canuck

BAR
The Canuck
NO STOPPING
Anytime
200
202

Anytime
The
Cnuck
BAR
CAFE
200
202
A

PIZZA
212-243
The
Cnuck
CAFE
200
202
A

What R U
doing to
stop the
Genocide
in USA ?
Jesus.

CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4
424 W 33rd Street, Suite 560 New York, NY 10001
tel: 212-736-4536
https://cbmanhattan.cityofnewyork.us/cb4/

JESSICA CHAIT
Chair

JESSE BODINE
District Manager

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

The Canuck
202 9th Avenue

A Dept. Transportation Dining Out
Sidewalk Application:
9th Avenue: Tables: 3/Seats: 10

DATE: Tuesday, October 14, 2025

TIME: **6:30 PM**

PLACE: **Hybrid Meeting:**

Video/Phone Conference Registration:
https://tinyurl.com/MCB4-BLP-COM

In-Person: NEW!!
353 W. 30th Street (8/9)

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 Community Associate Janine Pretente-Yusuf at jpretente@cb.nyc.gov by 10am, Monday, October 13th.

We invite you to attend this meeting and learn more about this application. Alternately, you should email your comments by 12 p.m. Monday, October 13th or for more information, to Community Associate Janine Pretente-Yusuf jpretente@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

Anytime
The Canuck
BAR
CAFE
200
202
The Canuck
The Canuck

EUGENE M. SUH, PLLC
1979 Marcus Avenue
Suite 210
Lake Success, NY 11042

Exhibit 4: Block/Tenant Association Outreach

Applicant Name	The Canuck 202 9th Avenue LLC
Trade Name	The Canuck
Premises Address	202 9th Avenue, New York, NY 10011
County	New York
Application Type	New Sidewalk Cafe

Gmail

Michelle Park <mp.slayoon@gmail.com>

Notice of Intent to Apply for an Outdoor Dining Permit (The Canuck 202 9th Avenue LLC)

1 message

Michelle Park <mp.slayoon@gmail.com> Fri, Oct 3, 2025 at 2:08 AM
To: "Eugene M. Suh PLLC" <slayoon6@gmail.com>
Bcc: thuypham.200w23w24BA@gmail.com, Chelsea Block Association <chelseawest300ba@gmail.com>, info@2324chelsea.com, ccba.prez@gmail.com, ccba.veep@gmail.com, savvyflix@gmail.com, sandraljacobus@gmail.com, w400ba@gmail.com, kjacobnyc@gmail.com

Good evening,

We are writing to inform you of our client's intent to apply for a sidewalk cafe permit with the NYC DOT via the Dining Out NYC Program. They have been scheduled for the **October 14, 2025** hearing with the Business Licenses and Permits Committee.

Please see further details below.

- **Applicant Name**: The Canuck 202 9th Avenue LLC
- **Address**: 202 9th Avenue, New York, NY 10011
- **Cross Streets**: 9th Avenue between 22nd and 23rd Streets
- **Food Type**: Canadian cuisine
- **Outdoor Type**: Sidewalk Cafe
- **Total Outdoor Tables/Seats**: 3 tables, 12 seats
- **Outdoor Hours of Operation**: 12pm -10pm Mon - Thu; 12pm - 11pm Fri; 9am - 11pm Sat; and 9am - 10pm Sun.

Please let us know if you have any questions regarding this application. Thank you.

Kind Regards,

Michelle

EUGENE M. SUH, PLLC

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Lake Success, NY 11042

Exhibit 5: Signatures of Support

Applicant Name	The Canuck 202 9th Avenue LLC
Trade Name	The Canuck
Premises Address	202 9th Avenue, New York, NY 10011
County	New York
Application Type	New Sidewalk Cafe

SAMPLE PETITION

The following undersigned residents of premises and surrounding buildings support the issuance of a

Dining Out NYC Sidewalk Café Application to the following applicant/establishment:

The Canuck 202 9th Avenue LLC

Address of premises: 202 9th Avenue, New York, NY 10011

- This business will be a: restaurant
- With an outdoor space: sidewalk café
- The hours of operation for establishment's outdoor space: 12pm – 10pm Monday through Thursday; 12pm – 11pm Fridays; 9am – 11pm Saturdays; and 9am – 10pm Sundays

Date	Name (Please Print)	Signature	Address
10/02	Sam Preston		416 w 23rd NY, NY
"	CHRIS W HARTON		" "
"	SILVIA SCAT		10th Ave 10001 NYC
"	Jamie Weisberg		435 W. 23rd street, 10011 NYC
10/2	[illegible]		204 W 14th st Apt [illegible] 10011 NYC
10/2	LAURA KASKER		460 W 24th 10011
10/2	Kevin Egan		457 W 22 10011
10/2	Mark [illegible]		342 [illegible] 5
10/2	Chris Curtis		445 W 23rd Street 10011 NYC
10/2	Kevin Rose		142 W. 4th St. NYC 10012
10/2	Hattie Grant		301 W 20th St. Apt 1C, NY, NY 100[illegible]

SAMPLE PETITION

The following undersigned residents of premises and surrounding buildings support the issuance of a

Dining Out NYC Sidewalk Café Application to the following applicant/establishment:

The Canuck 202 9th Avenue LLC

Address of premises: 202 9th Avenue, New York, NY 10011

- This business will be a: restaurant
- With an outdoor space: sidewalk café
- The hours of operation for establishment's outdoor space: 12pm – 10pm Monday through Thursday; 12pm – 11pm Fridays; 9am – 11pm Saturdays; and 9am – 10pm Sundays

Date	Name (Please Print)	Signature	Address
10/2	Mike Nicholson		406 W 22nd St. NY, NY 10011
10/2	Da[illegible]		44 W 24 #1/B 10011
10/2	Teddy Sojos		420 W 19 St #5G 10011

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Exhibit 6: 500 Foot Diagram + Public Interest Statement

Applicant Name	The Canuck 202 9th Avenue LLC
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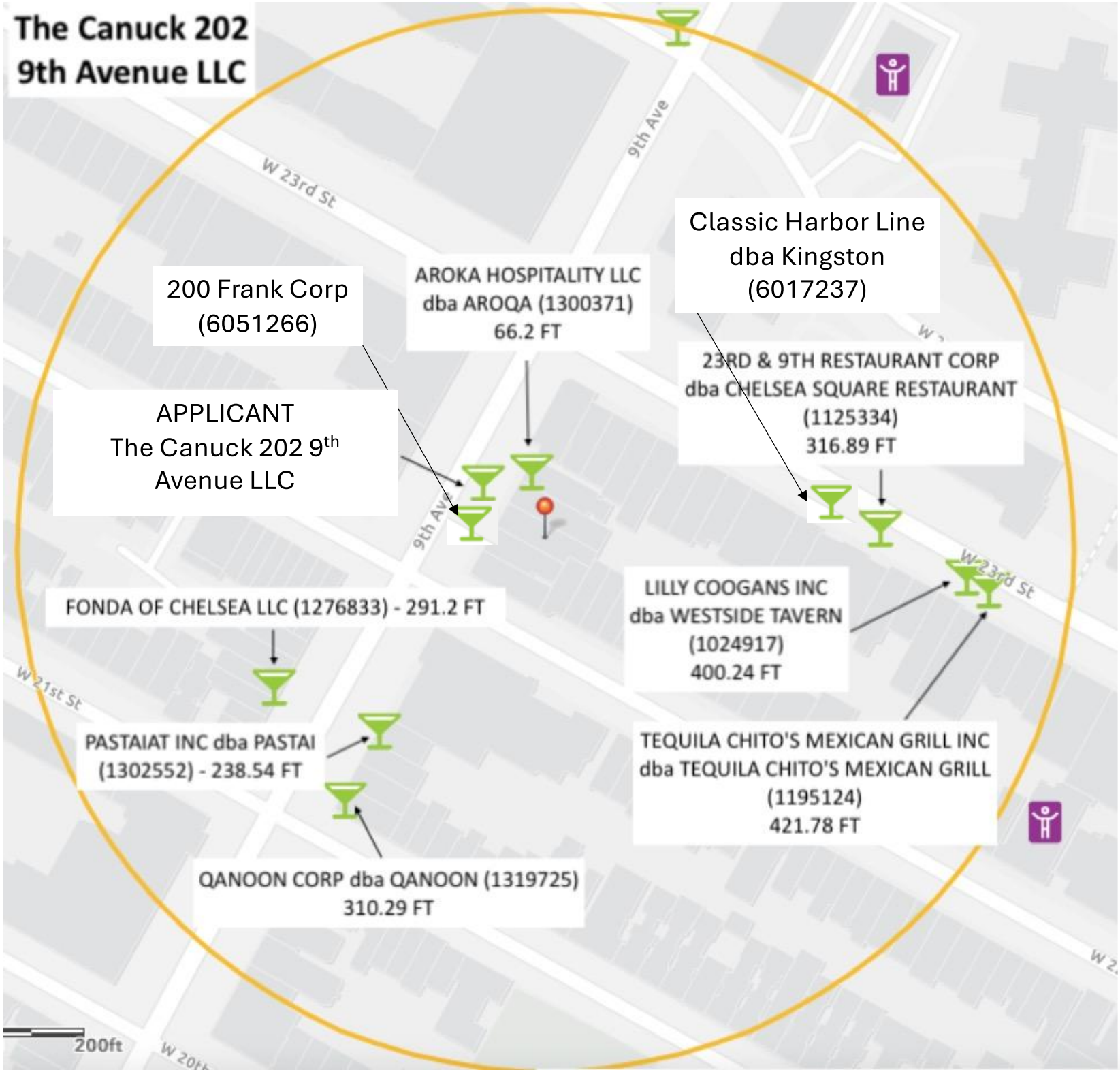
The Canuck 202
9th Avenue LLC
W 23rd St
9th Ave
Classic Harbor Line
dba Kingston
(6017237)
200 Frank Corp
(6051266)
AROKA HOSPITALITY LLC
dba AROQA (1300371)
66.2 FT
23RD & 9TH RESTAURANT CORP
dba CHELSEA SQUARE RESTAURANT
(1125334)
316.89 FT
APPLICANT
The Canuck 202 9th
Avenue LLC
9th Ave
W 23rd St
LILLY COOGANS INC
dba WESTSIDE TAVERN
(1024917)
400.24 FT
FONDA OF CHELSEA LLC (1276833) - 291.2 FT
W 21st St
PASTAIAT INC dba PASTAI
(1302552) - 238.54 FT
TEQUILA CHITO'S MEXICAN GRILL INC
dba TEQUILA CHITO'S MEXICAN GRILL
(1195124)
421.78 FT
QANOON CORP dba QANOON (1319725)
310.29 FT
200ft

Public Interest Statement

The Canuck 202 9th Avenue LLC dba The Canuck has had a unique concept that is different than the current establishment and all other sports bars in the city in that it focuses on celebrating Canadian culture in its decor, menu, music and focus on Canadian sporting events (primarily hockey).

As a former professional Canadian hockey player, the licensee principal hopes to be able to bring a level of sophistication to The Canuck in terms of attracting true Canadian sports fans. At the same time, the licensee principal believes that his background will help The Canuck continue to remain a gathering and social meet up place for the many Canadian expats who currently live in the city.

The Canuck will continue to benefit the community by adding a vibrant unique establishment that will draw many different groups of people to the area enriching the great restaurant scene that already exists. Adding a sidewalk café to the method of operation will further enhance this experience.

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Exhibit 7: Dining Out NYC Application

Applicant Name	The Canuck 202 9th Avenue LLC
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County	New York
Application Type	New Sidewalk Cafe

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.

DINING OUT NYC | NEW YORK CITY DOT | Eric Adams, Mayor | Ydanis Rodriguez, Commissioner

Sidewalk Cafe Site Plan Form

Applicant Name: Denis Ladouceur

Restaurant Name: The Canuck

FSEP Number: 50117278

Identify Clear Path Requirements:

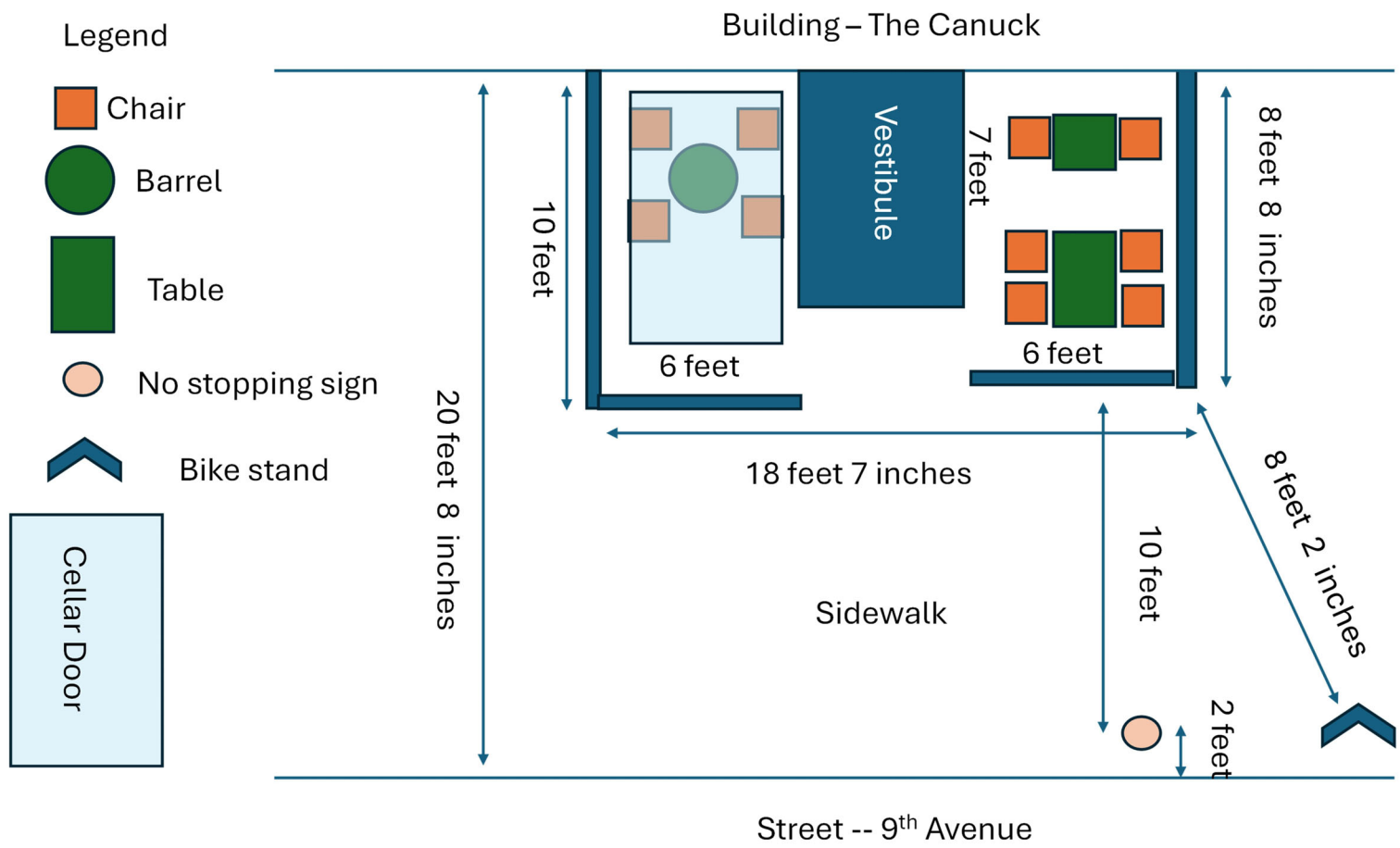
Clear path requirement for your sidewalk cafe can be found by identifying your corridor type on the DOT's Pedestrian Mobility Plan Pedestrian Demand Map.

- ☐ **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.**

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



Length of sidewalk cafe: 18.5 feet

Width of sidewalk cafe: 10 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
- [ ] S03- Exhaust Duct _____ feet
- [ ] S04- MTA Curb Cut _____ feet
- [ ] S05- FDNY Curb Cut _____ feet

Elements with minimum 8 feet clearance from sidewalk cafe:

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

Elements with minimum 5 feet clearance from sidewalk cafe:

- [ ] S19- CitiBike/Bike Share Station _____ feet
- [ ] S20- Bike Corral _____ feet
- [ ] S21- Micromobility Station _____ feet
- [ ] S22- Primary Building Entrance _____ feet
- [ ] S23- Curb Cut _____ feet
- [ ] S24- Emergency Exit Hatch _____ feet
- [ ] S25- Subway Stair: Closed End _____ feet
- [ ] S26- Subway Elevator: Non-Entry _____ feet
- [ ] S27- Siamese Connection _____ 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: utility vent poles, vent grates, subway grates _____ inches
- [ ] S31- Manholes _____ inches

- [ ] 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)**
  - [x] 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.

Eric Adams
Mayor
Ydanis Rodriguez
Commissioner

Dining Out NYC Applicant Affirmation

[*For restaurant to complete*]

I am authorized to complete and submit this application and all attachments (together, the "Application").

I have reviewed the entire Application. I declare, under the penalties of the New York Penal Law § 210.45, that statements contained in this Application are, to the best of my knowledge and belief, true and correct, and that I have not knowingly and willfully made a false statement or given information which I know to be false.

If any of the information in this Application changes, the applicant must inform the New York City Department of Transportation ("NYC DOT") of those changes.

I understand and acknowledge that NYC DOT has not yet considered this Application. The applicant will not operate the sidewalk cafe or roadway cafe until receipt of an actual license document from NYC DOT or until / unless NYC DOT has given prior written permission to operate while this Application is pending.

I also understand and acknowledge that, if approved, the sidewalk cafe or roadway cafe must comply with all applicable laws, rules, and regulations including but not limited to the Dining Out NYC program requirements contained in chapter 5 of Title 34 of the Rules of the City New York.

I affirm that these statements are true and accurate.

Denis Ladouceur Digitally signed by Denis Ladouceur Date: 2025.08.21 15:34:37 -04'00'	Denis Ladouceur
Signature of License Applicant	Print Name
8/21/2025	Owners
Date	Print Title / Position (if any)

NYC Department of Transportation
Office of Cityscape & Franchises
Outdoor Dining Unit
55 Water Street, 12th Floor
New York, NY 10041
T: 212.839.4500
nyc.gov/dot

Eric Adams
Mayor
Ydanis Rodriguez
Commissioner

Cellar or Basement Door Certification

[*For registered design professional to complete*]

I, Karim Ahmed [*insert name*], am the Registered Architect [*state design profession*] of REFORM ARCHITECTURE PLLC [*name of business*].

The sidewalk cafe located at 202 9TH AVENUE, NEW YORK, NY 10011 [*insert restaurant address*] will have TABLES AND CHAIRS [*insert description of elements (e.g., tables, chairs, etc.)*] covering a CELLAR HATCH [*cellar or basement door*].

I hereby certify that, pursuant to section 5-11(a)(1)(iv) of Title 34 of the Rules of the City of New York, that such CELLAR HATCH DOOR [*cellar* or *basement door*] (i) is closed and reinforced; (ii) is not a means of egress; and (iii) that the placement of TABLES AND CHAIRS [*insert description of elements (e.g., tables, chairs, etc.)*] is safe for the use of sidewalk cafe patrons and the general public.

KARIM AHMED
Name (printed)

040293
Professional License Number

REGISTERED ARCHITECT
KARIM AHMED
040293
STATE OF NEW YORK

Signature

3 SEPT. 2025
Date

Seal (apply seal, then sign and date over seal)

NYC Department of Transportation
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Eric Adams
Mayor
Ydanis Rodriguez
Commissioner

Dining Out NYC Insurance Requirements

Acknowledgment Form

[*For restaurant to complete*]

I, The Canuck 202 9th Avenue LLC, [*License Applicant Name*] hereby acknowledge that, if approved, the food service establishment will need to obtain and maintain:

- Commercial general liability (CGL) insurance for no less than One Million Dollars ($1,000,000) per occurrence. In the event such insurance contains an aggregate limit, the aggregate shall be at least Two Million Dollars ($2,000,000). This GCL policy must name the City of New York and its officials and employees as additional insured with equally broad coverage;
- Workers' Compensation insurance, Employers Liability insurance, and Disability Benefits in compliance with the laws of the State of New York;
- If alcohol is to be served at the food service establishment, liquor law liability insurance that names the City of New York and its officials and employees as additional insured in the amount of One Million Dollars ($1,000,000) per occurrence; and
- If automobiles are utilized by the food service establishment in regards to operating its sidewalk or roadway cafe, commercial automobile liability insurance in the amount of at least One Million Dollars ($1,000,000) each accident (combined single limit) for claims arising out of the ownership, maintenance, or use of any owned, non-owned or hired vehicles.

I also acknowledge and understand that more detailed insurance and indemnification requirements will be set forth in the revocable consent agreement for a sidewalk or roadway cafe. If approved, prior to or upon signing the revocable consent agreement, the food service establishment shall provide to the New York City Department of Transportation (NYC DOT) proof of insurance in a form acceptable to NYC DOT.

Denis Ladouceur

Signature of License Applicant

Denis Ladouceur

Print Name

8/21/2025

Date

Owner

Print Title / Position (if any)

NYC Department of Transportation
Office of Cityscape & Franchises
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T: 212.839.4500
nyc.gov/dot

Eric Adams
Mayor
Ydanis Rodriguez
Commissioner

Pest Control Services Certification
[*For restaurant to complete*]

I The Canuck 202 9th Avenue LLC [*Insert License Applicant Name*] hereby certify that, pursuant to section 5-04(c)(5) of Title 34 of the Rules of the City of New York, The Canuck [*Insert Restaurant Name*] has entered into a contract with a licensed pest control professional that includes pest control services for the sidewalk cafe or roadway cafe.

Denis Ladouceur Digitally signed by Denis Ladouceur Date: 2025.08.21 15:37:11 -04'00'	Owner
Signature of Applicant	Print Title / Position (if any)
Denis Ladouceur	8/21/2025
Print Full Name	Date

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Eric Adams
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PROPERTY OWNER'S CONSENT TO OPERATE A SIDEWALK CAFE OR ROADWAY CAFE

The owner ("Owner") or an authorized representative of the property management company ("Management") of the land and improvement ("Premises") where you plan to operate your sidewalk cafe or roadway cafe must complete this form. If this form is completed by the Management of the Premises, then the Management must be authorized to provide this consent on the Owner's behalf.

I certify the following:

- [ ] I am the Owner of the Premises; or
- [x] I am the Management of the Premises.

The Premises is located at:
202 Ninth Ave, New York, NY 10011 (*Address*)

Borough of Manhattan

I give my consent (the "Consent") to Denis Ladouceur (*Name of Applicant /Lease Holder*) to operate a sidewalk cafe or roadway cafe, pursuant to all applicable City approvals, in front of the Premises while I am the Owner or Management, unless sooner revoked by me. I am authorized to provide this Consent in accordance with any applicable documents that may govern the use of the Premises (e.g., Bylaws, Condominium Declaration, etc.). This Consent may only be terminated for purposes of license renewal and must be made to the NYC Department of Transportation by electronic mail at diningoutnyc@dot.nyc.gov.

Signature of Owner or Management of Premises

Steve Dluzyn
Print Name

579 Fifth Ave, 4th Floor, New York, NY 10017
Address

8/27/25
Date

646-937-5050
Telephone Number

Sworn to before me this 27th *Day of* August, *20*25

X Jenny L Brace
Notary Public

8/27/25

JENNY LABOY BRACE
Notary Public - State of New York
NO. 01LA6206363
Qualified in Queens County
My Commission Expires May 18, 2029

NYC Department of Transportation
Office of Cityscape & Franchises
Outdoor Dining Unit
55 Water Street, New York, NY 10041
T: 212.839.6550 F:212.839.9895
nyc.gov/dot