


# Manhattan Community Board 4

# NYS Liquor License/DOT Dining Out Stipulations Application

(All Fields Must Be Completed)

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
PMACS 12 LLC		Central Park Tavern	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
327 West 57th Street		8th Avenue & 9th Avenue	10019
<b>Applicant</b> <i>(Attach a list of all individuals that will be listed/associated with the license)</i>	<b>NAME:</b>	See attached Addendum 1	<b>ATTORNEY/ REPRESENTATIVE</b>
	<b>PHONE:</b>	See attached Addendum 1	
	<b>EMAIL:</b>	See attached Addendum 1	
<b>MANAGER</b>	<b>NAME:</b>	Michael Kelleher	<b>LANDLORD</b>
	<b>PHONE:</b>	(973) 619-5961	
	<b>EMAIL:</b>	mikekelleher@pmacshospitality.com	
		<b>NAME:</b>	Michael Paleudis, Esq.
		<b>PHONE:</b>	(212) 837-8482
		<b>EMAIL:</b>	mjp@kplawyers.com
		<b>NAME:</b>	327 West 57th Street LLC c/o Jason Oelbaum
		<b>PHONE:</b>	(917) 608-1424
		<b>EMAIL:</b>	327west57thstreet@gmail.com
<b>APPLICATION TYPE</b> ( <input type="checkbox"/> <i>New York State Liquor License</i> <input checked="" type="checkbox"/> <i>Dept. of Transportation Dining Out</i> )			
<input checked="" type="radio"/> <b>New</b>	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?		See attached Addendum 2
	What were the dates applicant was involved with this former premise?		See attached Addendum 2
<input type="radio"/> <b>Corp</b> <b>Change/Class</b> <b>Change/Method of</b> <b>Operation</b> <b>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 type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
<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?		<input type="radio"/> YES <input type="radio"/> NO	N/A (DOT Dining Out Application)
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 foot radius of the establishment and the Public Interest Statement.		<input type="radio"/> YES <input type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship within a 200 foot radius of the establishment.		<input type="radio"/> YES <input type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input 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
	<b>Indoors</b>	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 4am	11am - 4am	11am - 2am
	<b>Outdoors</b>	11am - 10pm	11am - 10pm	11am - 10pm	11am - 10pm	11am - 11pm	11am - 11pm	11am - 10pm
	<b>Kitchen</b>	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 4am	11am - 4am	11am - 2am
	<b>Music (indoors)</b>	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 4am	11am - 4am	11am - 2am

If yes, what type(s)?  
(Circle all that apply)

<input checked="" type="checkbox"/> <b>BACKGROUND</b>	<input type="checkbox"/> <b>LIVE MUSIC</b>	<input checked="" type="checkbox"/> <b>DJ</b>	<input type="checkbox"/> <b>JUKE BOX</b>	<input type="checkbox"/> <b>KARAOKE</b>
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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
<b>INSIDE</b>	170	170	22	148	0	2	18
<del><b>OUTSIDE</b> <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i></del>							
<b>DOT Dining Out: Sidewalk Cafe</b>			10	20			
<del><b>DOT Dining Out: Roadway</b></del>							

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

Daily

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

Approx. six times per year

Will outside promoters be used on a regular basis? If yes, please describe.

YES  NO

Will applicant have a security plan? If yes, please attach.

YES  NO

See attached Addendum 3

Will security plan be implemented?

YES  NO

Will State certified security personnel be used?

YES  NO

Will New York Nightlife Association and NYPD Best Practices be followed?

YES  NO

Does applicant agree to notify MCB4 prior to making changes to its method of operation?

YES  NO

Will applicant be using delivery bicycles? If yes, how many? Please describe where delivery bicycles will be parked when picking up deliveries?

YES  NO

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly marked with the name as described by NYC Law?	YES	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?	Basement		
Where will applicant lay out garbage containers and at what time?	Front of establishment at 12am. Garbage is collected by 2am daily.		

**LOCATION & ZONING**

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	NO	CL - Clinton
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	<input checked="" type="radio"/> YES	NO	
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	NO	
Are your plans filed with DOB?	YES	<input checked="" type="radio"/> NO	
What is the zoning designation for this location?	C6-4		

**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	See attached email
	# 2	
	# 3	
	# 4	
	# 5	
When did applicant post the notice that was provided?	February 2, 2026	
Where did applicant post the notice that was provided?	Entryway of premises, light poles on block.	
Please provide dates when applicant met with the groups listed above.	To date, no groups have requested meetings.	
Who was your contact person at each group you met with?	N/A	
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	<input checked="" type="radio"/> YES	NO (973) 619-5961
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	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
Cellar	Cold and dry storage, office, compressors	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ground Floor	Bars, dining, restrooms, kitchen	170	11am-2am (Sun-Thurs)  11am-4am (Fri & Sat)	22	148	0	2 bars 18 seats	X

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Applicant is current licensee		
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	Applicant is current licensee
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)	<b>FRENCH DOORS</b>	<b>GARAGE DOORS</b>	<b>WINDOWS THAT CAN BE OPENED</b>
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES	<input type="radio"/> NO	N/A
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 type="radio"/> NO	N/A
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	See attached report.
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Where will the air conditioner be located? What type is it?	3-3 ton split units with gas furnaces in spa, 1-5 ton rooftop packaged unit with gas furnace		
When was the air conditioner installed?	3 ton, 2017; 5 ton, 2011		

N/A

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

Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	YES	NO	N/A
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 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	See attached application and site plan.
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**

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)**

- 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.***

***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  
3/4/26 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
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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.

<p><b>SIGN HERE</b> →</p>	<p>Michael Kelleher</p> <p>PRINT NAME OF APPLICANT</p>	 <p>SIGNATURE OF APPLICANT</p>	<p>02 / 02 / 2026</p> <p>DATE</p>
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## **Addendum No. 1: Owners**

1. Michael McNamee  
(917) 517-2283  
michael@pmacshospitality.com
2. Michael Kelleher  
(973) 619-5961  
mikekelleher@pmacshospitality.com

## Michael McNamee's Licensed Establishments

Premises Name	Address	Type of Interest/ Interest Began	License ID
Castleknock Inc. The Mean Fiddler & The Woo Woo	264-266 West 47th Street, New York, NY 10036	03/2006 – present Owner/ Manager	0370-24-121758
Donegal Inc. The Three Monkeys	236 West 54 <sup>th</sup> Street, New York, NY 10019	02/2010 – 01/2025 Owner	0340-23-134034
Castleparknyc Inc. Tanner Smiths	204 West 55th Street, New York, NY 10019	06/2013 – present Owner	0340-23-132782
Ahascra, LLC Vida Verde	248 West 55th Street, New York, NY 10019	07/2014 – present Owner	0340-23-137678
Dutch Freds Inc.	307 West 47 <sup>th</sup> Street, New York, NY 10036	05/2015 – present Owner	0370-24-105008
Knickerbocker Social LLC Haswell Green	7 West 45 <sup>th</sup> Street, New York, NY 10036	05/2017 – present Owner/Manager	0370-24-107967
PMACS 7 LLC* The Dickens	738 8 <sup>th</sup> Avenue, New York, NY 10036	06/2022 – present Owner	0340-23-129073
PMACS 8 LLC* Bartley Dunne's	160 West 54 <sup>th</sup> Street, New York, NY 10019	11/2022 – present Owner	0370-23-128943
PMACS 9 LLC* Sir Henry's	795 8 <sup>th</sup> Avenue, New York, NY 10019	01/2024 – present Owner	0370-24-111326
PMACS 10 LLC* Miss Nellie's	321 West 44 <sup>th</sup> Street, New York, NY 10036	09/2024 – present Owner	0340-24-134477
PMACS 12 LLC* Central Park Tavern	327 West 57 <sup>th</sup> Street, New York, NY	12/2025 – present Owner	0340-26-133264
Inishowen NYC LLC The Three Monkeys	832 8 <sup>th</sup> Avenue, New York, NY 10019	03/2025 – present Owner	0524-25-04170

\*Michael Kelleher is also an owner.



### SECURITY POLICY

1. As a general guideline, there would be a minimum of one licensed and trained security guard on the floor when 75 or more patrons are present at the same time. For larger groups, there would be one such security guard for every 75 club patrons present, discretion should be used by management to determine the appropriate number of security personnel based on the event or crowd to ensure safety and lawfulness.
2. PMACS use the services of a security guard company rather than employing its own security guards, the security guard company must be licensed by the NYS Department of State.
3. Security guards should be trained in techniques to de-escalate potential violent encounters and difficult situations.
4. Our Establishment policy would mandate that our security would separate and remove all potentially violent patrons in a manner, consistent with the law, that is designed to prevent a continuation of violent activity inside or outside the location. Establishments must call 911 to report criminal activity
5. We recommended that for every five (if needed) security guards there be one (1) security supervisor to ensure a minimum span of control of one (1) security supervisor for every five (5) subordinates.
6. We recommended that our security guards be distinctively and uniformly attired – very easily identified.
7. It is recommended by us that our security guards be spread throughout the establishment and not just at the door, when needed.
8. Our Coat check will include the customer's ability to check bags. It is recommended that our establishments will install anti-theft environmental designs such as drawers, shelves and hooks for customers who choose not to check bags. We ensure control and order are maintained in coat check area, especially at closing time. Customers should be encouraged to check coats and bags to avoid thefts.
9. Perpetrators should be detained by security through lawful means. Witnesses should be encouraged to wait for the police to arrive in order to assist in the investigation. At a minimum, they should be asked to provide their identifying information so that they may be contacted by the police in the future. They should also be encouraged to make a statement to establishment personnel regarding the incident if the establishment so requests. Our establishments should act as complainants in appropriate cases.
10. Our establishment should encourage employee witnesses to go to court and testify when requested and pay wages to them for their time.
11. Digital video of any unlawful conduct should be identified and provided to the NYPD when requested.



## View Restaurant Details

### Food Service Establishment Permit (FSEP)

FSEP # \*

50173727

Business Legal Name

PMACS 12 LLC

Assumed Name (Doing Business As)

CENTRAL PARK TAVERN

Business Address

327 WEST 57 STREET, NEW YORK, NY

Company Role \*

Other ▾

### Restaurant Information

Entity Type \*

Limited Liability Corporation (LLC) ▾

Employer Identification Number \*

33-4763627

Phone \*

(646) 410-2231

Email Address \*

accounts@pmacshospitality.com

### Principal Place of Business Address

Enter the address exactly as shown on the restaurant's Tax Affirmation Form and W9.

Principal place of business address is the same as the business address.

House Number \*

327

Street \*

WEST 57 STREET

City \*

NEW YORK

State \*

New York ▾

Zip Code \*

10019

### Business hours

- All times must be entered in HH:MM AM/PM format.

	Open?	Open Time	Close Time
Sun:	<input checked="" type="checkbox"/>	11:00 AM	02:00 AM

Mon:	<input checked="" type="checkbox"/>	11:00 AM	02:00 AM
Tues:	<input checked="" type="checkbox"/>	11:00 AM	02:00 AM
Wed:	<input checked="" type="checkbox"/>	11:00 AM	02:00 AM
Thurs:	<input checked="" type="checkbox"/>	11:00 AM	02:00 AM
Fri:	<input checked="" type="checkbox"/>	11:00 AM	02:00 AM
Sat:	<input checked="" type="checkbox"/>	11:00 AM	02:00 AM

**Emergency Contact Information**

First Name *	Last Name *
Patrick	Schmidt
Phone *	Email Address *
(201) 744-7920	schmidt@pmacshospitality.com

**Department of State (DOS) Information**

DOS ID *	Process Name *
7505389	PMACS Hospitality LLC
DOS Legal Name	House Number *
	888C
Street *	City *
8th Avenue, Box 220	New York
State *	Zip Code *
New York	10019

**New York State Liquor Authority (NYSLA) Information**

Does your establishment serve or plan to serve alcohol? \*

Yes  No

NYSLA License ID *	License Type *
034026133264	On-Premises
Name of Licensee *	Title of Representative *
PMACS 12 LLC	Authorized Signatory

Name of Certificate Holder \*

PMACS 12 LLC

*Documents*

EIN Verification Document (1)



NYC Substitute W-9 Form (1)



Tax Affirmation Form (1)



Insurance Requirements Acknowledgement Form (2)



[Back To Manage Restaurants](#)

**SECTION 1: Site Plan**

- This Site Plan form is required to be updated 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.

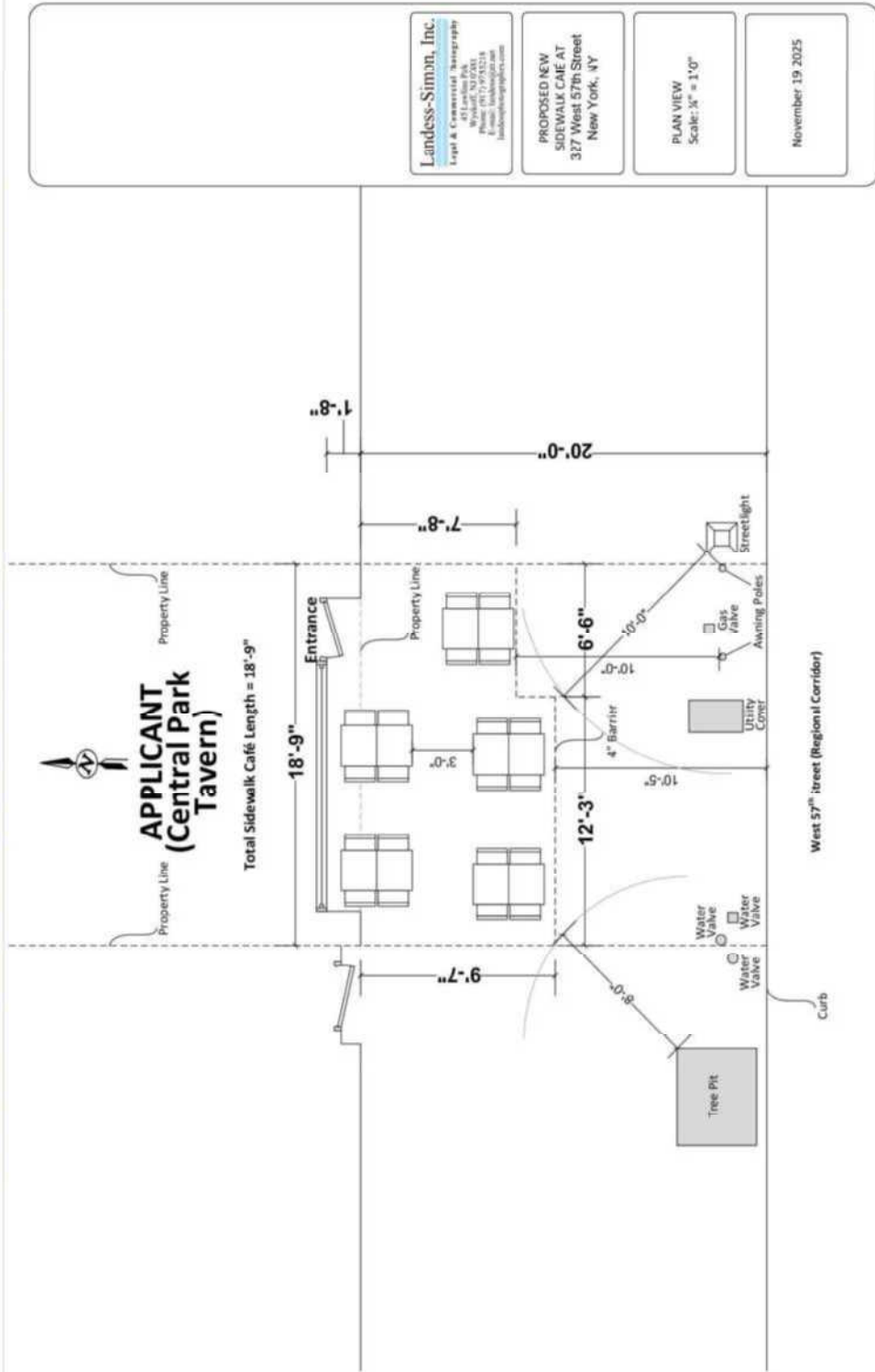
**Identify Clear Path Requirements:**

- 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: 18'9" feet

Width of sidewalk cafe: 9'7" feet



NEW YORK CITY  
Eric Adams Mayor  
Yaniv Rodriguez Commissioner

**Sidewalk Cafe Site Plan Form**

Applicant Name: **PMACS 12 LLC**

Restaurant Name: **Central Park Tavern**

FSEP Number: **50173727**

**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 10 \_\_\_\_\_ 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 \_\_\_\_\_ 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: 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)

- 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.



**AFFIRMATION**

The undersigned petitioner affirms and declares that said petitioner is not in arrears to the City of New York upon debt, contract, or taxes and is not a defaulter, as surety or otherwise, upon obligation to the City of New York, and has not been declared not responsible, or disqualified, by any agency of the City of New York, nor is there any proceeding pending relating to the responsibility or qualification of the petitioner to receive public contracts except as shown in Exhibit A.

Full name of A, B, C, or D: PMACS 12 LLC

Address: 327 West 57th Street

City: New York State: NY Zip Code: 10019

**CHECK ONE BOX AND INCLUDE APPROPRIATE NUMBER:**

A - Individual or Sole Partnership\*  
SOCIAL SECURITY NUMBER

-----

B - Partnership, Joint Venture or other unincorporated organization  
EMPLOYER IDENTIFICATION NUMBER

-----

C - Corporation  
EMPLOYER IDENTIFICATION NUMBER

-----

D - Limited Liability Company  
EMPLOYER IDENTIFICATION NUMBER

3 3 4 7 6 3 6 2 7

By: Michael Kelleher  
(Signature)

Michael Kelleher, Member  
(Print Name and Title)

*If a corporation  
place seal here*

**Must be signed by an officer or duly authorized representative.**

\* Under the Federal Privacy act the furnishing of Social Security Numbers by bidders on City contracts is voluntary. Failure to provide a Social Security Number will not result in a petitioner's disqualification. Social Security Number will not be used to identify petitioners to ensure their compliance with laws, to assist the City enforcement of laws as well as to provide the City a means of identifying businesses which seek City contracts.



Eric Adams  
Mayor  
Ydanis Rodriguez  
Commissioner

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

I PMACS 12 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, Central Park Tavern *[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.

*Michael Kelleher*

Signature of Applicant

Michael Kelleher

Print Full Name

Member

Print Title / Position (if any)

12 / 10 / 2025

Date



Eric Adams  
Mayor  
Ydanis Rodriguez  
Commissioner

## Dining Out NYC Insurance Requirements

### Acknowledgment Form

[For restaurant to complete]

I, PMACS 12 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.

*Michael Kelleher*

Signature of License Applicant

12 / 10 / 2025

Date

Michael Kelleher

Print Name

Member

Print Title / Position (if any)



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.

*Michael Kelleher*  
\_\_\_\_\_  
Signature of License Applicant  
  
12 / 10 / 2025  
\_\_\_\_\_  
Date

**Michael Kelleher**  
\_\_\_\_\_  
Print Name  
**Member**  
\_\_\_\_\_  
Print Title / Position (if any)



Eric Adams  
Mayor  
Ydanis Rodriguez  
Commissioner

**Authorized Representative Form**

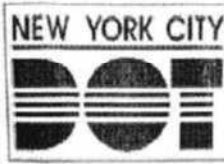
[For restaurant to complete]

Michael Kelleher (individual name) on behalf of Central Park Tavern (restaurant name) affirms the following:

- I am the Member (title) of Central Park Tavern (restaurant name).
- I hereby authorize Michael Paleudis (full name of designated representative) of Korngut Paleudis (full name of representative's business) who maintains an office/resides at 100 Canal Pointe Boulevard, Suite 125, Princeton NJ 08540 (street address, borough, state, zip code) and whose telephone number is 212.835.6768 (area code and number) and email address is mjp@kplawyers.com (email address) to represent me in regards to the preparation and submission of an application for a license and revocable consent for a sidewalk or roadway café issued by the New York City Department of Transportation ("NYC DOT").
- I understand that I will be legally bound by the representations made in said application and will be held responsible by NYC DOT for any inaccuracies or misrepresentations.
- I understand that I may revoke this authorization and I am responsible for notifying NYC DOT of such revocation by calling or emailing NYC DOT at 212-839-4500 or at DiningOutNYC@dot.nyc.gov.

Michael Kelleher  
Signature of License Applicant  
  
12 / 10 / 2025  
Date

Michael Kelleher  
Print Name  
  
Member  
Print Title / Position (if any)



Eric Adams  
Mayor  
Ydanis Rodriguez  
Commissioner

**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
- I am the Management of the Premises.

The Premises is located at:  
327 West 57th Street, New York, NY 10019 (Address)

Borough of Manhattan

I give my consent (the "Consent") to PMACS 12 LLC  
(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](mailto:diningoutnyc@dot.nyc.gov).

*[Signature]*  
Signature of Owner or Management of Premises  
Alain Guillerme 327 West 57th St LLC  
Print Name

329 West 57th St, NYC NY 10019  
Address

12/16/2025  
Date

212 246-2055  
Telephone Number

Sworn to before me this 16<sup>th</sup> Day  
of December, 2025

X Evelyn Salazar  
Notary Public



CLAIRE MCMENAMIN  
NOTARY PUBLIC - STATE OF NEW YORK  
Registration No. 01MC6381646  
Qualified in Bronx County  
Commission Expires October 9, 2026



NOTARY PUBLIC - STATE OF NEW YORK

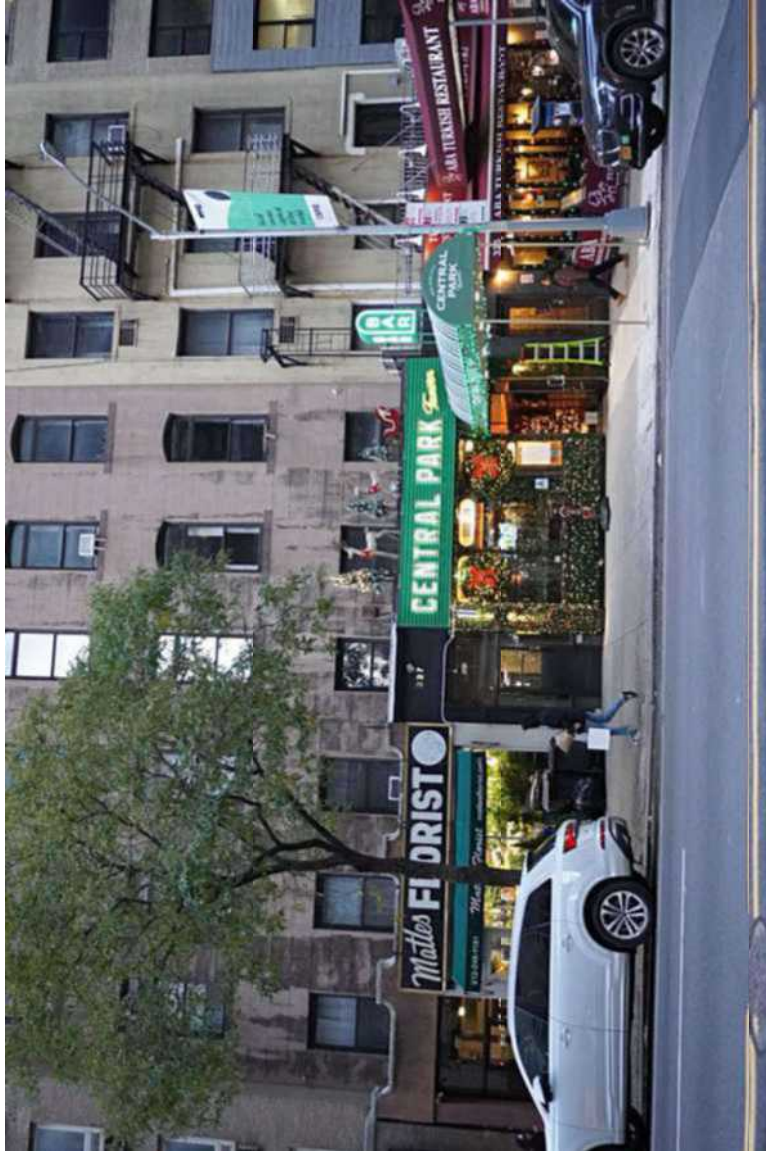
Commission expires: 10 - 9 - 2026.

This is the \_\_\_\_\_ Statement of Net Worth I have filed in this proceeding.

**REQUIRED ATTACHMENTS:**

**Retainer Agreement**

**Most recent W-2, 1099s, K1s and Income Tax Returns**











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**Sidewalk Cafe DOT Application; 327 West 57th Street**

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**From** Laura Ryan <ler@kplawyers.com>

**Date** Thu 1/29/2026 2:22 PM

**To** Laura Ryan <ler@kplawyers.com>

**Cc** Michael Paleudis <mjp@kplawyers.com>

**Bcc** rjbenfatto@hyhkalliance.org <rjbenfatto@hyhkalliance.org>; pgouris@hyhkalliance.org <pgouris@hyhkalliance.org>; kathleentreat123@gmail.com <kathleentreat123@gmail.com>; mcgee79@aol.com <mcgee79@aol.com>; excom@chekpeds.com <excom@chekpeds.com>; info@clintonhousing.org <info@clintonhousing.org>; jrestuccia2@clintonhousing.org <jrestuccia2@clintonhousing.org>; rmarcano@clintonhousing.org <rmarcano@clintonhousing.org>; bkelly@clintonhousing.org <bkelly@clintonhousing.org>; West43rdStreetNYC@gmail.com <West43rdStreetNYC@gmail.com>; mptenants@gmail.com <mptenants@gmail.com>; marisared22@aol.com <marisared22@aol.com>; west44thnyc@gmail.com <west44thnyc@gmail.com>; twocatsLtd@worldnet.att.net <twocatsLtd@worldnet.att.net>; hk4546ba@gmail.com <hk4546ba@gmail.com>; w47th48thblock@gmail.com <w47th48thblock@gmail.com>; w47th48thblock@gmail.com <w47th48thblock@gmail.com>; w47th48thblock@gmail.com <w47th48thblock@gmail.com>; mariagnys@aol.com <mariagnys@aol.com>; rpimentel@commonground.org <rpimentel@commonground.org>

To Whom It May Concern:

Our law firm represents PMACS 12, an entity presently operating as Central Park Tavern. Our client has filed an application with the New York City Department of Transportation to operate a sidewalk cafe at its restaurant located at 327 West 57th Street. The proposed sidewalk cafe will have 10 tables and 20 seats.

Our client is scheduled to meet with CB4 on February 10. Please do not hesitate to write or call if your organization has any questions or concerns about this application or would like to meet with our client to discuss the application in advance of its meeting with CB4.

Thank you,

Laura

---

**Laura E. Ryan, Esq.**

347.778.0690 (Direct)

212.835.6768 (Main)

[Join Meeting Room](#)

[ler@kplawyers.com](mailto:ler@kplawyers.com)

[www.kplawyers.com](http://www.kplawyers.com)



**New York | New Jersey**

<b>Title</b>	For Signature: CB4 Questionnaire
<b>File name</b>	02.02.26%20-%20CB...locked%29_opt.pdf
<b>Document ID</b>	5b90be32569a28b2e2f19cd80ea8757bf2e20ffa
<b>Audit trail date format</b>	MM / DD / YYYY
<b>Status</b>	● Signed

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Sent for signature to Michael Kelleher  
(mikekelleher@pmacshospitality.com) by services@clio.com  
acting on behalf of ler@kplawyers.com  
IP: 148.170.231.227



**02 / 02 / 2026**  
20:24:07 UTC

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(mikekelleher@pmacshospitality.com)  
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