



Zohran Mamdani
Mayor
Mike Flynn
Commissioner

COMMUNITY BOARD FEEDBACK PACKAGE

Please review this application and provide the required feedback.

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: Chelsea Square Diner

Cafe Address: 368 West 23rd Street, New York, NY, 10011

Application Number: 20260121010003

CB Review Deadline (on date or next business day): 3/21/2026

NYCDOT Internal Use Only

Sidewalk Cafe Setup Feedback:

Community Board chooses to **WAIVE** review

Comments related to the cafe's **physical footprint and dimensions**:

Comments related to **pedestrian flow** (i.e., visibility, safety, potential crowding):

Comments related to potential conflicts with **existing curb use** (i.e., planters, bike racks, bus stops):

Please check one of the recommendations below, either **approval**, **denial**, or **approval with modifications** relating to the above application:

Community Board recommends **approval**

Community Board recommends **denial**

Community Board recommends **approval w/ modifications**

Recommended modifications (**only if approved w/ modifications**):

Applicant acknowledges and agrees to modifications relating to the above referenced application

Applicant acknowledges **BUT** does **NOT** agree with modifications relating to the above referenced application. If this box is checked, please provide NYC DOT with documentation of such agreement for NYC DOT's consideration.

Nelly Gonzalez


Community Board Authorizing Signature

3/20/26

Date

On 3/10/26 the Business Licenses & Permits Committee voted to recommend approval. This application is subject to ratification by MCB4 Full Board on 3/31/26.

RESTAURANT DETAILS

Food Service Establishment Permit (FSEP)

FSEP#: 40852659

Expiration Date: 08/31/2026

DOHMH Status: CURRENT

Business Legal Name: 23RD & 9TH RESTAURANT CORP

Assumed Name: CHELSEA SQUARE DINER

Business Address: 368 WEST 23 STREET, NEW YORK, NY 10011

Venue Type: Diner

Last updated from DOHMH: 02/09/2026

Enclosed Sidewalk Cafe Eligibility

Eligible: Yes

Eligibility as of: 10/15/2025

Restaurant Information

Entity Type: Corporation

Phone: (914) 740-3580

Email Address: KELLYMLK136@GMAIL.COM

Principal Place of Business Address

Address: 368 WEST 23 STREET, NEW YORK, New York 10011

DOS Information

DOS ID#: 2659302

Process Name: JOHN LAPSATIS

DOS Address: 368 WEST 23RD ST, NEW YORK, New York 10011

DOS Legal Name:

NYS Liquor Authority Information

Establishment serves alcohol : No

Business hours

Sun: 12:00 PM- 12:00 AM

Mon: 12:00 AM- 12:00 AM

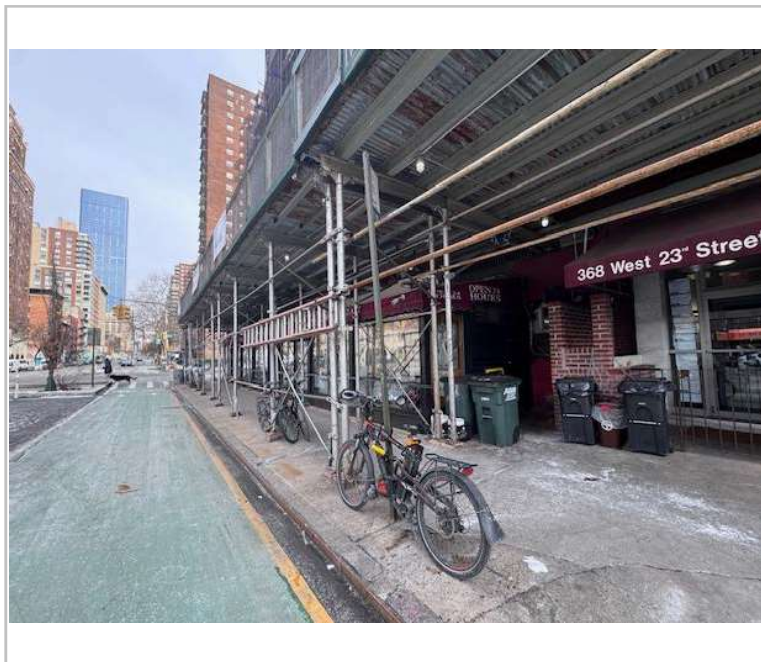
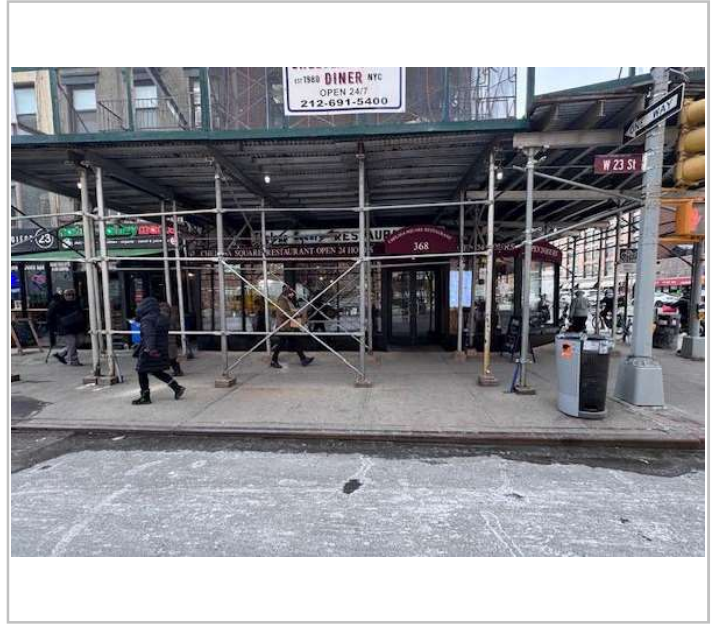
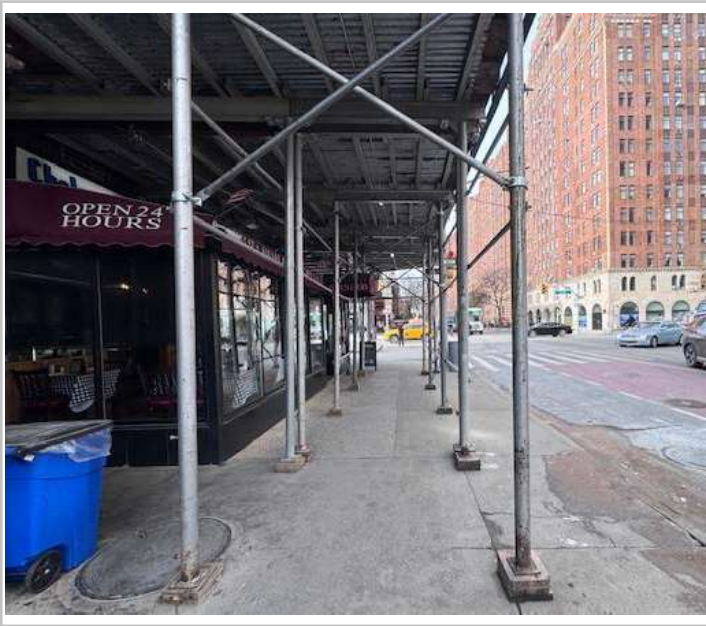
Tues: 12:00 AM- 12:00 AM

Wed: 12:00 AM- 12:00 AM

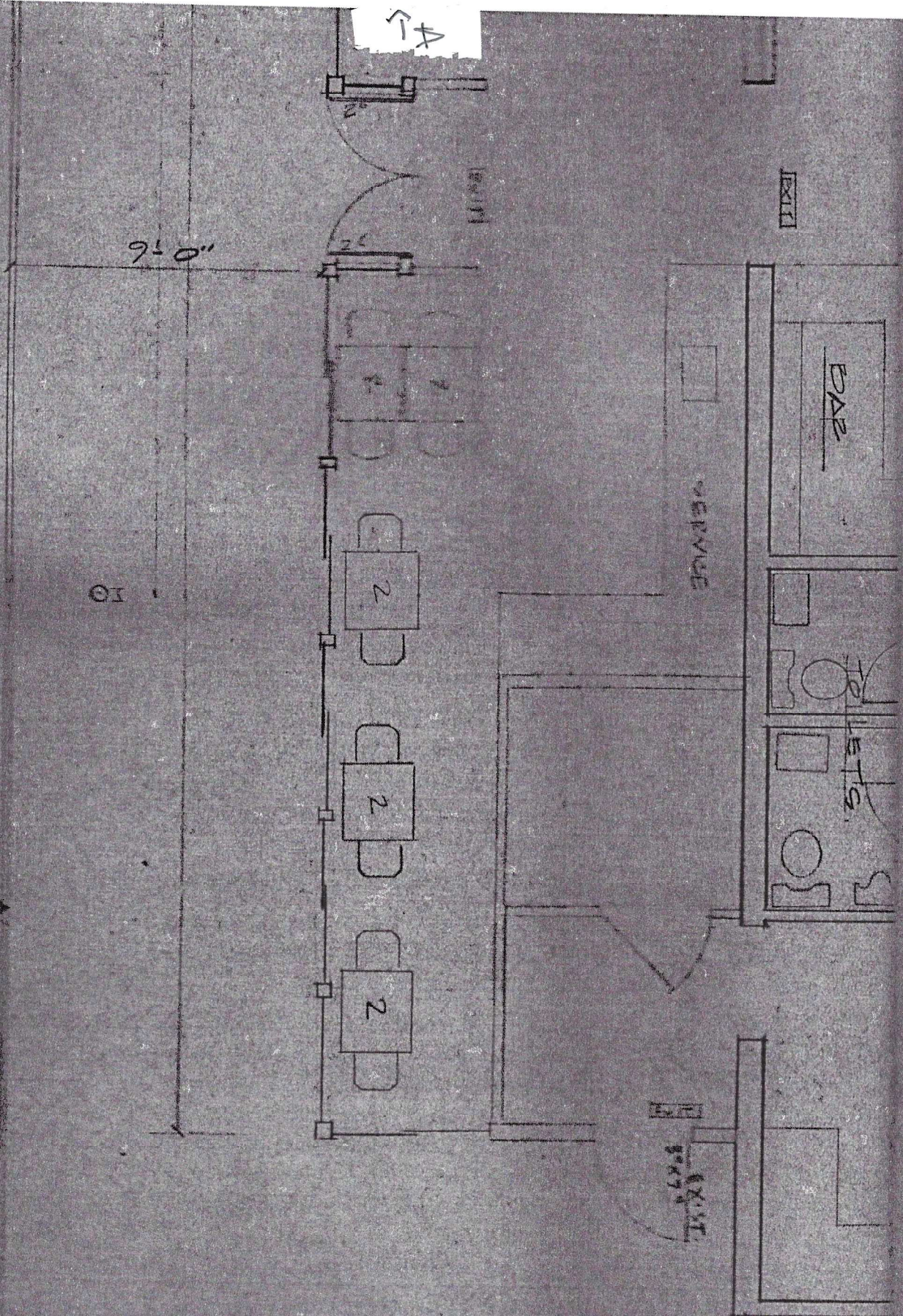
Thurs: 12:00 AM- 12:00 AM

Fri: 12:00 AM- 12:00 AM

Sat: 12:00 AM- 12:00 AM



Billie



10'-6"

sides of

NOTE:

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CNO
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(NFC)

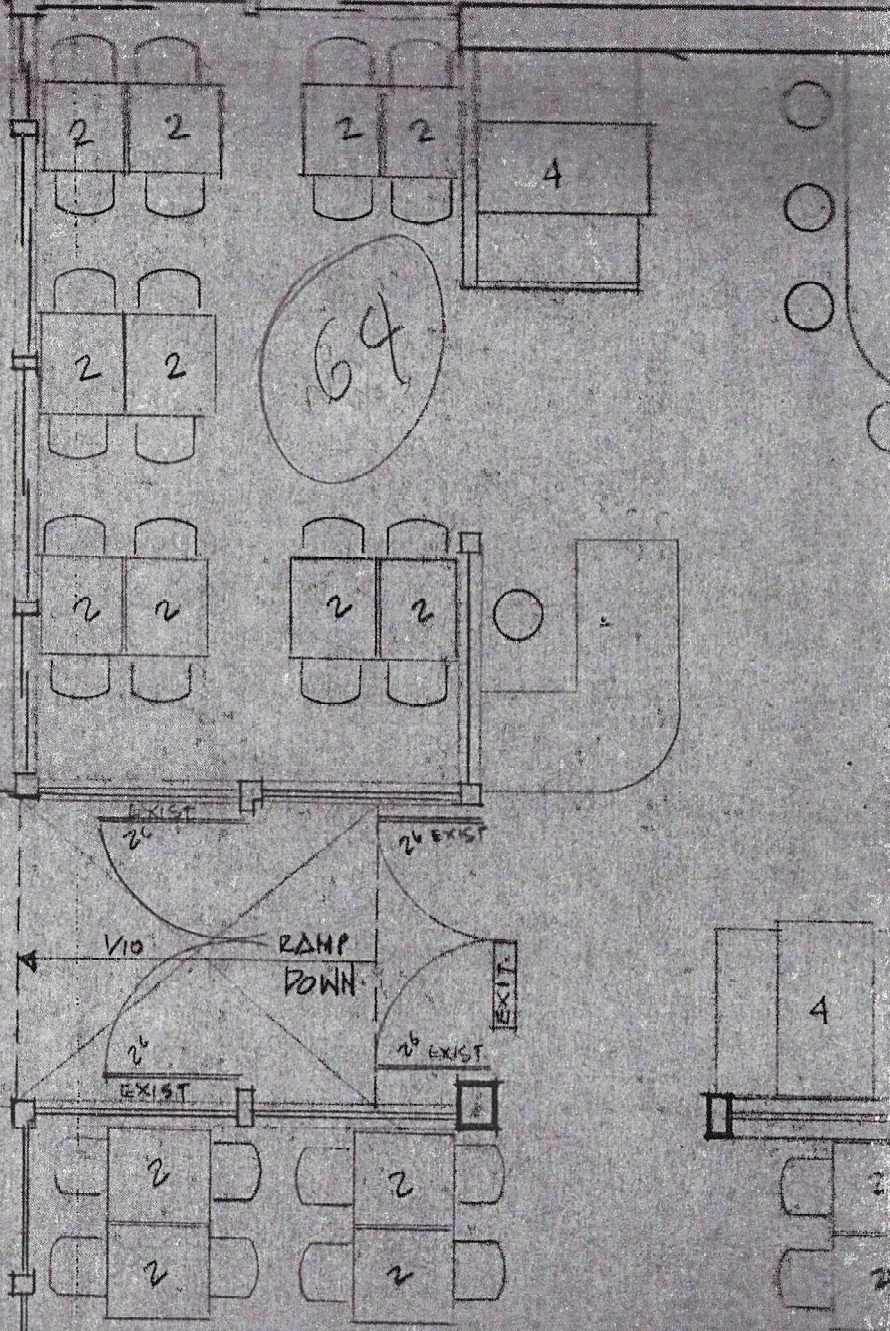
CURBS

WEST 23RD STREET

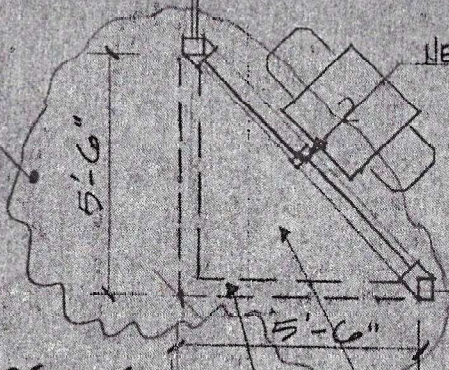


EXIST LINE OF AWNING

64



AREA OF WORK



NEW SLIDING WINDOWS.

CUT & REMOVE
EXIST ENCLOSURE
& CONSTRUCT
AS INDICATED
10'-9"

PATCH & REPAIR CONCRETE
SIDEWALK AS NEEDED



H.O.