



Zohran Mamdani
Mayor

Mike Flynn
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 vote at its 5/6/26 Full Board Meeting with 42 members in favor of the recommendation, 0 members 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: The Trailer Park Lounge

Cafe Address: 271 West 23rd Street, New York, NY, 10011

Application Number: 20250330010001

CB Review Deadline (on date or next business day): 5/9/2026

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**

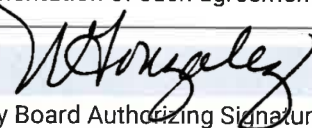
Community Board recommends **approval w/ modifications**

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



5/8/26

Community Board Authorizing Name

Community Board Authorizing Signature

Date

Manhattan Community Board 4's (MCB4) recommendation is based on a vote at its 5/6/26 Full Board Meeting with 42 members in favor of the recommendation, 0 members opposed, 0 members abstaining and 0 present but not eligible.

RESTAURANT DETAILS

Food Service Establishment Permit(FSEP)

FSEP#: 40909191

Expiration Date: 07/31/2026

DOHMH Status: CURRENT

Business Legal Name: ZENITH CORPORATION

Assumed Name: THE TRAILER PARK LOUNGE

Business Address: 271 WEST 23 STREET, NEW YORK, NY 10011

Venue Type: Bar/Tavern/Lounge

Last updated from DOHMH: 03/28/2026

Restaurant Information

Entity Type: Corporation

Employer Identification Number: 13-3963835

Phone: (917) 848-1788

Email Address: lucky0831@mac.com

Principal Place of Business Address

Address: 271 WEST 23 STREET, NEW YORK, New York 10011

DOS Information

DOS ID#: 20020048

Process Name: Thomas McKay

DOS Address: 394 Manchester Road, Ridgewood, New Jersey 07450

DOS Legal Name:

NYS Liquor Authority Information

NYSLA Serial No: 037024107981

License Type: On-Premises

Name of License: Zenith Corp

Title of Representative: Owner

Name of Certificate Holder: Thomas McKay

Business hours

Sun: 4:00 PM- 1:00 AM

Mon: 4:00 PM- 1:00 AM

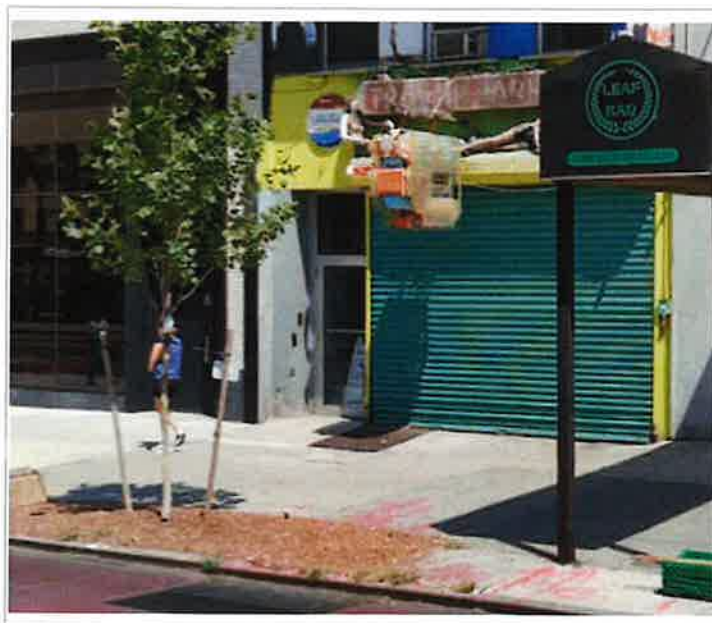
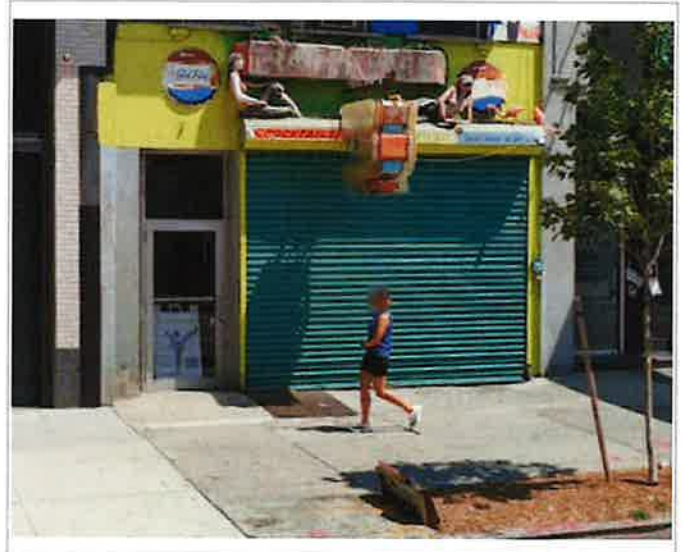
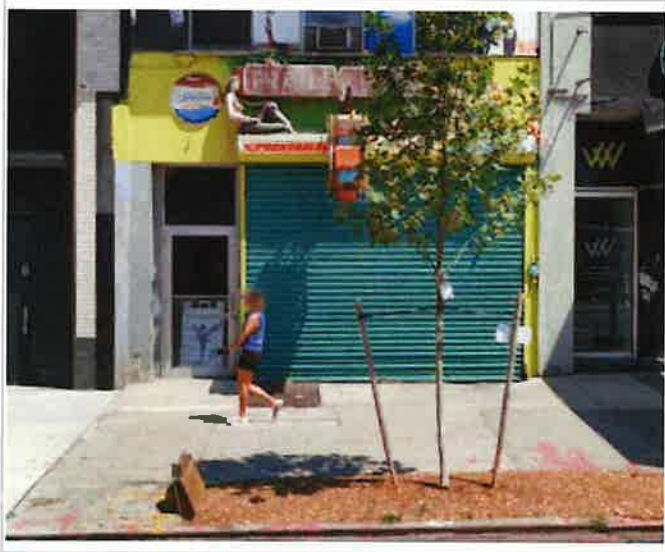
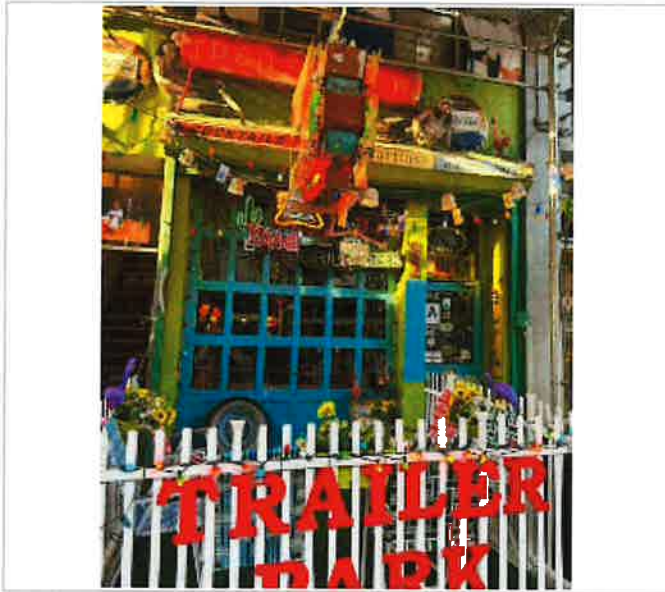
Tues: 4:00 PM- 1:00 AM

Wed: 4:00 PM- 1:00 AM

Thurs: 4:00 PM- 1:00 AM

Fri: 4:00 PM- 1:00 AM

Sat: 4:00 PM- 1:00 AM



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 Drinking Cut 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)

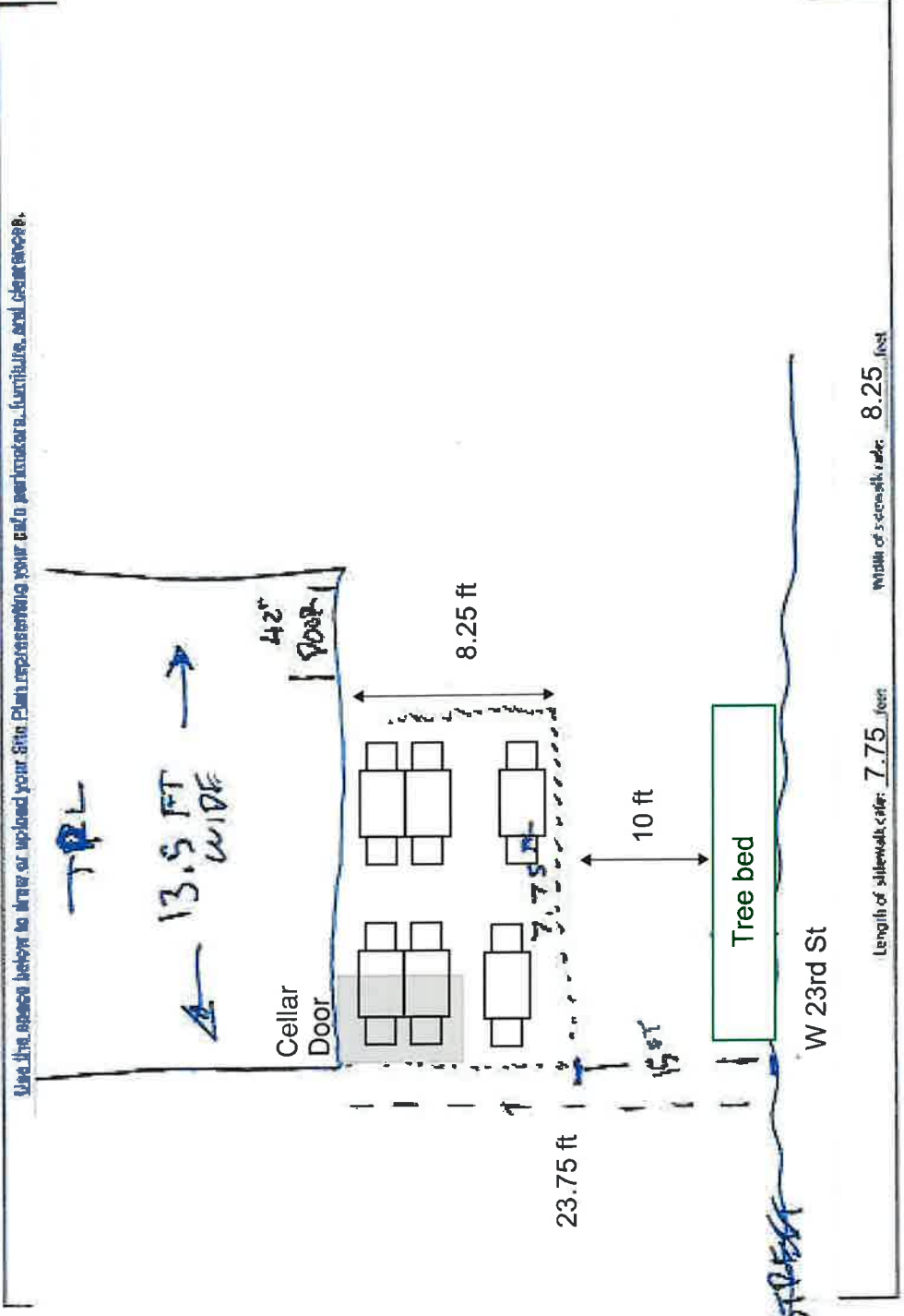
Set-Up Area Identification:

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



Sidewalk Cafe Site Plan Form

Applicant Name: **Tom McKay**
 Restaurant Name: **Trailer Park Lounge**
 FSEP Number: **40909191**



- Drawing Requirements**
- Food service establishment frontage shown by:
- Line representing the establishment's space facing the sidewalk
 - Length
 - Labels
- Private Property shown as:
- Casework line
 - Labels on each street
- Sidewalk shown as:
- Line representing street curb
 - Width measured from building line to curb line
- Building entrances shown as:
- Labels
- 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:
- Area 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

Length of sidewalk cafe: 7.75 feet Width of sidewalk cafe: 8.25 feet

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 Classes](#) in the [City of DC](#) website for more information regarding clearance

Elements with minimum 15-foot clearance from sidewalk café:

- 501-Subway Stop/Open End _____ feet
- Elements with minimum 10-foot clearance from sidewalk café:
- 502-Subway Elevator Entrance _____ feet
- 503-Subway Curb _____ feet
- Elements with minimum 8-foot clearance from sidewalk café:
- 506-Suical Tree Bed _____ feet
- 507-Tree Box _____ feet
- 508-Library NYC quest _____ feet
- 509-Weyfrenching Mark _____ feet
- 510-Exchanging Station _____ feet
- 511-Preying Meter _____ feet
- 512-505-Pave Machine _____ feet

Elements with minimum 6-foot clearance from sidewalk café:

- 519-C/Bike/Bike Share Station _____ feet
- 520-Film Canal _____ feet
- 521-Maintenance Shed up _____ feet
- 522-Primary Building Entrance _____ feet
- 523-Curb Cut _____ feet

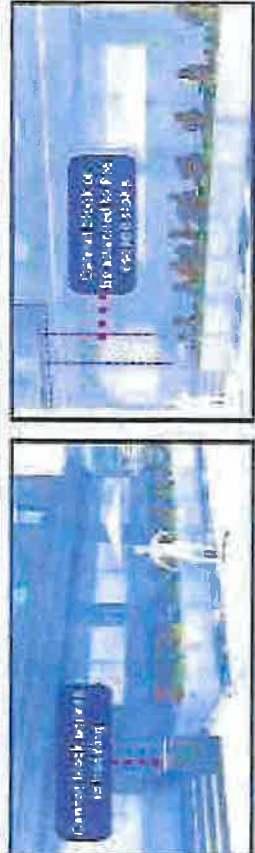
Elements with minimum 3-foot clearance from sidewalk café:

- 526-Elevator Train Infrastructure _____ feet
- 529-Transformer Vault _____ feet

Elements with minimum 1-foot 6-inch clearance from sidewalk café elements:

- 530-Work Infrastructure _____ inches
- 531-Handrails _____ inches
- 532-Subway Curb _____ 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 café by checking the box next to the category. If applicable, please confirm the materials comply with the [Fencing and NYC](#) requirements by checking the box next to the associated requirement.
- Refer to the [Setup Classes](#) in the [City of DC](#) website for more information regarding materials.

Materials Checklist:

***Required:**

- Footrest Depression (All of the following must be met)**
 - Footrest depression must be clear and visible by using a lightweight and removable self-supporting base wall, railing, planter, fence, or partition and cup.
 - Maximum height is 2 feet 6 inches (excluding padding).
 - Not attached to the sidewalk.

***Optional: Only check the material categories you intend to use in your sidewalk café:**

- Emergency (If using, the fire extinguisher must be met)**
 - Lightweight and easily movable.
 - Not attached to the sidewalk.
 - Check here if you plan to place extinguishers on top of a solar or basement door. If so, please complete the [Solar and Basement Door Safety](#) form.
- Anchor 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 freights and wind resistant materials.
 - Does not extend beyond the perimeter of the sidewalk café.
 - Complies with the New York City Building Code. Please note that this may require additional permits from DCBA and/or approval from the Landmarks Preservation Commission (LPC), as applicable.

***Overhead Construction: (If using, all of the following must be met)**

- Minimum 7 feet height from the ground and does not exceed 10-foot height.
- Easily removable, comprised of freights and wind resistant materials.
- Does not extend beyond the perimeter of the sidewalk café.
- The underloadhead covering has a weighted base and any supports are not attached 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 lightning safe.
- Connection is directly connected to ground. For restaurants, power source and within the perimeter of the café.
- Does not extend beyond the perimeter of the sidewalk café.
- Does not exceed 10 feet in height.
- Not attached to any City property, including street trees.
- Electric work complies with the applicable requirements set forth in DCU and the New York City Electrical Code. Please note that this may require additional permits from DCBA or DCU, and/or approval from the Landmarks Preservation Commission (LPC), as applicable.