

# Manhattan Community Board 4

(All Fields Must Be Completed)

NYS Liquor License/DOT Dining Out Stipulations Application

CORPORATION NAME <b>Zenith Corp</b>		DOING BUSINESS AS (DBA) <b>Trailer Park Lounge</b>		
STREET ADDRESS <b>271 West 23rd Street</b>		CROSS STREETS <b>7th &amp; 8th</b>	ZIP CODE <b>10011</b>	
Applicant <i>(Attach a list of all individuals that will be listed/associated with the license)</i>	NAME: <b>Thomas McKay</b>	ATTORNEY/ REPRESENTATIVE	NAME:	
	PHONE: <b>(917) 848-1788</b>		PHONE:	
	EMAIL: <b>lucky0831@mac.com</b>		EMAIL:	
MANAGER	NAME:	LANDLORD	NAME:	
	PHONE:		PHONE:	
	EMAIL:		EMAIL:	
<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 type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?		YES	NO
	What is/was the name and address of establishment?			
	What were the dates applicant was involved with this former license?			
<input type="radio"/> <b>Corp</b> <b>Change/Class Change/Method of Operation Change/Removal</b>	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.			
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		<b>40909191 2028</b>	
	Please list/describe the nature of all the changes and attach the plans.			
<b>METHOD OF OPERATION</b>				
TYPE OF ALCOHOL	<input checked="" type="checkbox"/> <b>Liquor/Wine/Beer &amp; Cider</b> <input type="checkbox"/> <b>Beer &amp; Cider</b> <input type="checkbox"/> <b>Wine/Beer &amp; Cider</b>			
ESTABLISHMENT TYPE	<input checked="" type="checkbox"/> <b>Restaurant</b> <input type="checkbox"/> <b>Cabaret</b> <input type="checkbox"/> <b>Night Club</b> <input type="checkbox"/> <b>Hotel</b> <input type="checkbox"/> <b>Bar/Tavern</b> <input type="checkbox"/> <b>Catering Establishment</b> <input type="checkbox"/> <b>Adult Entertainment</b> <input type="checkbox"/> <b>Wine Bar</b> <input type="checkbox"/> <b>Dance Club</b> <input type="checkbox"/> <b>Sports Bar</b> <input type="checkbox"/> <b>Club (Fraternal Organization - Members Only)</b>			
Has applicant filed with the SLA? If yes, when? If no, when does applicant plan to file?	YES	NO		
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 MCH4 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	4pm-12am	4pm-12am	4pm-12am	4pm-12am	4pm-12am	4pm-12am	4pm-12am
	(Outdoors)	4pm-11pm	4pm-11pm	4pm-11pm	4pm-11pm	4pm-11pm	4pm-11pm	4pm-11pm
	Kitchen	4pm-12am	4pm-12am	4pm-12am	4pm-12am	4pm-12am	4pm-12am	4pm-12am
	Music (indoors)	4pm-12am	4pm-12am	4pm-12am	4pm-12am	4pm-12am	4pm-12am	4pm-12am

If Yes, what type(s)?  
(Check all that apply)

**DISCOGRUEN**

Live Music

DJ

Pin Box

Narcole

**OCCUPANCY**

	Capacity Percentage in Certificate of Occupancy	Maximum Occupancy (Including Veh. Pkngs)	Number of Exhib.	Number of Seals	Number of Service-Only Bars	Number of Stand-Up Bars	Number of Seals at Stand-Up Bar
<b>INSIDE</b>	78		10	60			
<b>OUTSIDE</b> <i>(Booths Near Curb Side Formed Kiosks within the premises)</i>							
<b>DOT Dining Out: Sidewalk Cafe</b>			4	8			
<b>DOT Dining Out: Roadway</b>							

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

working owners

Will there be dancing?

YES NO NO

Will applicant have bar or table service for alcohol beverages other than wine?

YES NO NO

Will applicant be hosting private promotional or corporate events?

YES NO NO

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

YES NO NO

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

YES NO NO

Will security plan be implemented?

YES NO NO

Will State certified security personnel be used?

YES NO NO

Will New York Nightlife Association and NYPD Beat Inspections be followed?

YES NO NO

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

YES NO YES

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

YES NO 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	we do not do delivery
Where will applicants' own delivery bicycles be parked when not making deliveries?			
If applicant is using third party delivery service, where will third party delivery bicycles park?			NO DELIVERY
Where will applicant store its garbage containers when not in use?			" "
Where will applicant lay out garbage containers and at what time?			" "

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

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	everyone given to us by community board	
	# 2		
	# 3		
	# 4		
	# 5		
When did applicant post the notice that was provided?	April 6th		
Where did applicant post the notice that was provided?	In restaurant		
Please provide dates when applicant met with the groups listed above.	By email		
Who was your contact person at each group you met with?	TOM McLEAY		
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	YES	NO	Yes, (917) 848-1788
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

**NO  
MULTIPLE  
SPACES**

## BUILDING DESIGN

State the name and type of business previously located in the space.			
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	
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	Yes
Do you plan any changes to the existing façade? If yes, please describe	YES	NO	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	Yes
Will applicant comply with the NYC noise code?	YES	NO	Yes
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	
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	
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?	Roof		
When was the air conditioner installed?	2002		

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

Has the applicant/owner(s) read MC134 Rear Yard Roofing 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 TRANSPORTATION 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	
<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.	YES	NO	Yes
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	yes
Will applicant respect trees and tree pits and insure the health of the tree?	YES	NO	Yes
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	Yes
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	NO	Yes
Will applicant permit NO wait lines or smoking outside?	YES	NO	Yes
Will there be no amplified music, as per the law?	YES	NO	Yes
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	YES	NO	Yes
Will applicant agree not to use propane heaters?	YES	NO	Yes
Will applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	YES	NO	Yes
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO	
Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?	YES	NO	Yes
Will the sidewalk seating have a platform?	YES	NO	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	Yes
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	yes
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	YES	NO	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 closest obstruction including construction barricades?	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	NO	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 amplified 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)**

*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  
 5/6/26 full board meeting, with 42 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 Holomobic  
 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 →	THOMAS MCKAY PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	4-30-26 DATE
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## SECTION 1: Site Plan

- The 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.

### Identify Clear Path Requirements:

Clear path requirements for your sidewalk cafe can be found by identifying your corridor type on the DDF's Pedestrian Mobility Plan [Pedestrian Demand Map](#).

- C1- Global Corridor (12 feet Clear Path)
- C2- Regional Corridor (18 feet Clear Path)
- C3- Neighborhood Corridor, Community Connector, or Baseline Street (8 feet Clear Path)

### Set-up Area Identification:

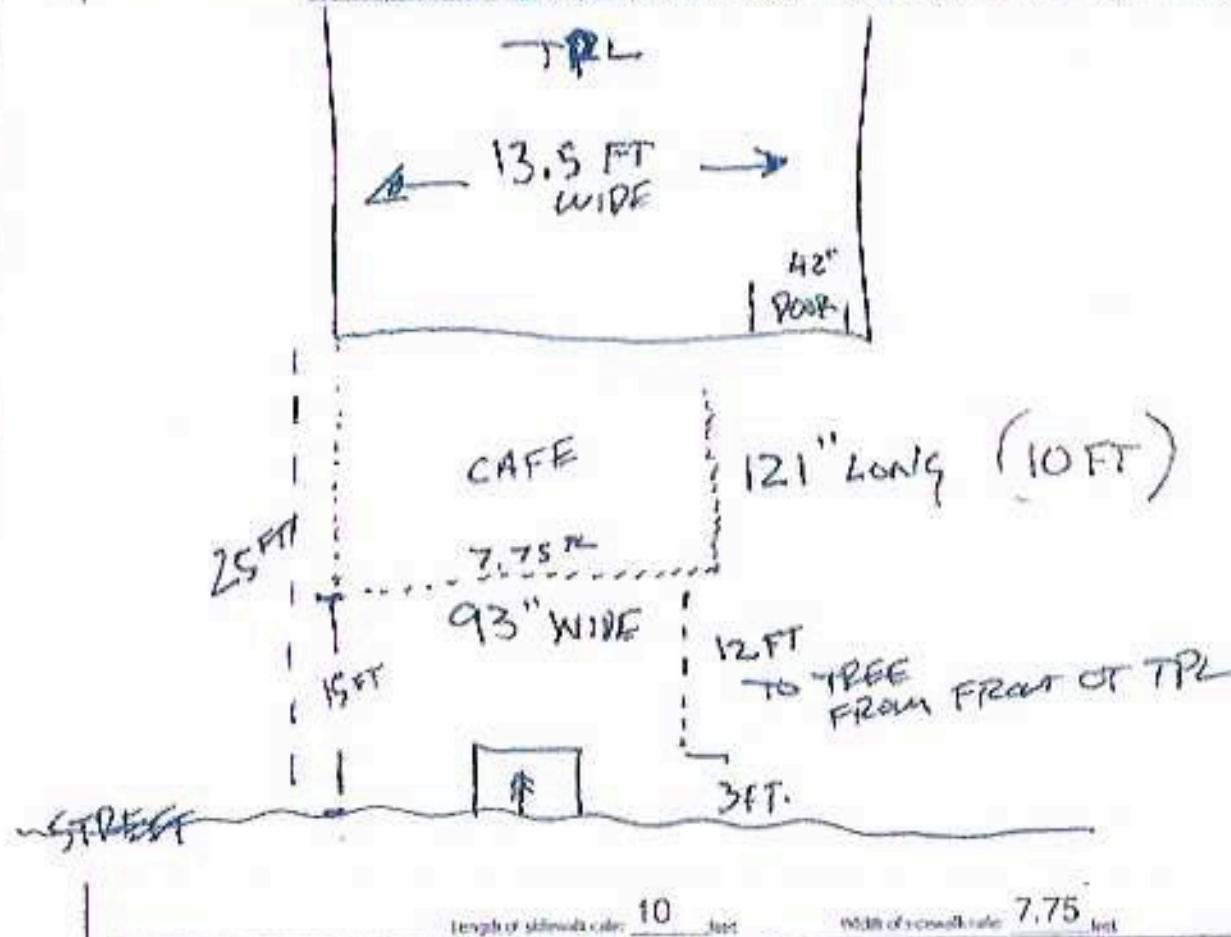
- Please check this box if you plan to have outdoor dining located partially within private property. If you are uncertain, please request records from your property owner/manager.
- Please check this box if all or part of your sidewalk cafe is in a sidewalk retaining area, developed pursuant to the 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

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



### Drawing Requirements

- Food service establishment frontage shown as:
  - 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:
  - Labels
- Cafe perimeter shown as:
  - Lines indicating perimeter
  - Length and width
- Set-up furniture (tables, chairs, etc.) shown as:
  - Lines or symbols at appropriate location within setup
- Elements (if 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-foot clearance from sidewalk cafe:

S01- Subway Stop-Open End \_\_\_\_\_ feet

### Elements with minimum 10-foot clearance from sidewalk cafe:

S02- Subway Elevator Entrance \_\_\_\_\_ feet  S04- MTA Curb Cut \_\_\_\_\_ feet

S03- Exhaust Duct \_\_\_\_\_ feet  S05- FDMF Curb Cut \_\_\_\_\_ feet

### Elements with minimum 8-foot clearance from sidewalk cafe:

S08- Street Tree Bed \_\_\_\_\_ feet  S13- Newsstand \_\_\_\_\_ feet

S07- Mailbox \_\_\_\_\_ feet  S14- Street Sign \_\_\_\_\_ feet

S08- LEASNYC Kiosk \_\_\_\_\_ feet  S15- Bus Stop Pole \_\_\_\_\_ feet

S08- Wayfinding Kiosk \_\_\_\_\_ feet  S16- Pole Mounted \_\_\_\_\_ feet

S10- Charging Station \_\_\_\_\_ feet  S17- Bus Stop Shelter \_\_\_\_\_ feet

S11- Parking Meter \_\_\_\_\_ feet  S18- Traffic Signal \_\_\_\_\_ feet

S12- SMS Fare Machine \_\_\_\_\_ feet

### Elements with minimum 6-foot clearance from sidewalk cafe:

S19- Cx Bike/Bike Share Station \_\_\_\_\_ feet  S24- Emergency Call Kiosk \_\_\_\_\_ feet

S20- Bike Corel \_\_\_\_\_ feet  S25- Subway Stop-Closed End \_\_\_\_\_ feet

S21- Wayfinding Station \_\_\_\_\_ feet  S06- Subway Elevator-Sub Entry \_\_\_\_\_ feet

S22- Primary Building Entrance \_\_\_\_\_ feet  S27- In-Restroom \_\_\_\_\_ feet

S23- Curb Cut \_\_\_\_\_ feet

### Elements with minimum 3-foot clearance from sidewalk cafe:

S28- Elevated Train Infrastructure \_\_\_\_\_ feet  S29- Transformer Vault \_\_\_\_\_ feet

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

S30- Vase Infrastructure \_\_\_\_\_ inches  S31- Marketers \_\_\_\_\_ inches

Utility, ATM poles, vent pipes, subway grates

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\*

#### Pedestler Demarcation (All of the following must be met)

- Pedestler demarcation must be clearly visible by using a light-colored and removable self-supporting (free end, railing, stanchion, fence, or stanchion and rope).
- Maximum height is 2 feet 6 inches including padding.
- Not affixed to the sidewalk.

#### \*Optional: Only check the material categories you intend to use in your sidewalk cafe\*

#### Finishings (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 table or beverage stand. If so, please complete the [Cafe or Beverage Stand Checklist](#).

#### 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 Canopies/ 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 underside/hood 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 power source and is clear 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 DOB 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.



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.

<b>Business Name:</b> The Trailer Park Lounge
<b>Cafe Address:</b> 271 West 23rd Street, New York, NY, 10011
<b>Application Number:</b> 20250330010001
<b>CB Review Deadline (on date or next business day):</b> 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):

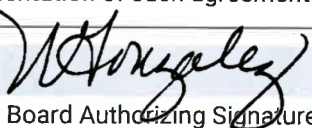
Comments related to potential conflicts with **existing curb use** (i.e., planters, bike racks, bus stops):

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

<input checked="" type="checkbox"/> Community Board recommends <b>approval</b>	<input type="checkbox"/> Community Board recommends <b>denial</b>
--	---

<input type="checkbox"/> Community Board recommends <b>approval w/ modifications</b>
Recommended modifications ( <b>only if approved w/ modifications</b> ):
<input type="checkbox"/> Applicant acknowledges and agrees to modifications relating to the above referenced application
<input type="checkbox"/> Applicant acknowledges <b>BUT</b> does <b>NOT</b> 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

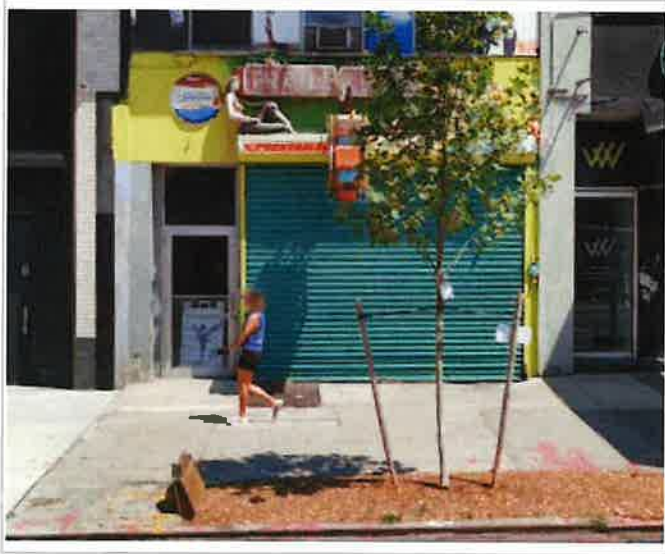
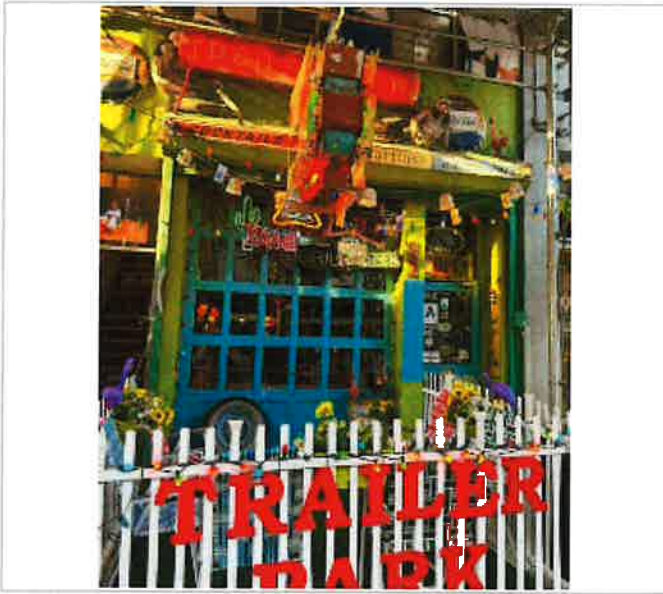
Tues: 4:00 PM- 1:00 AM

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)

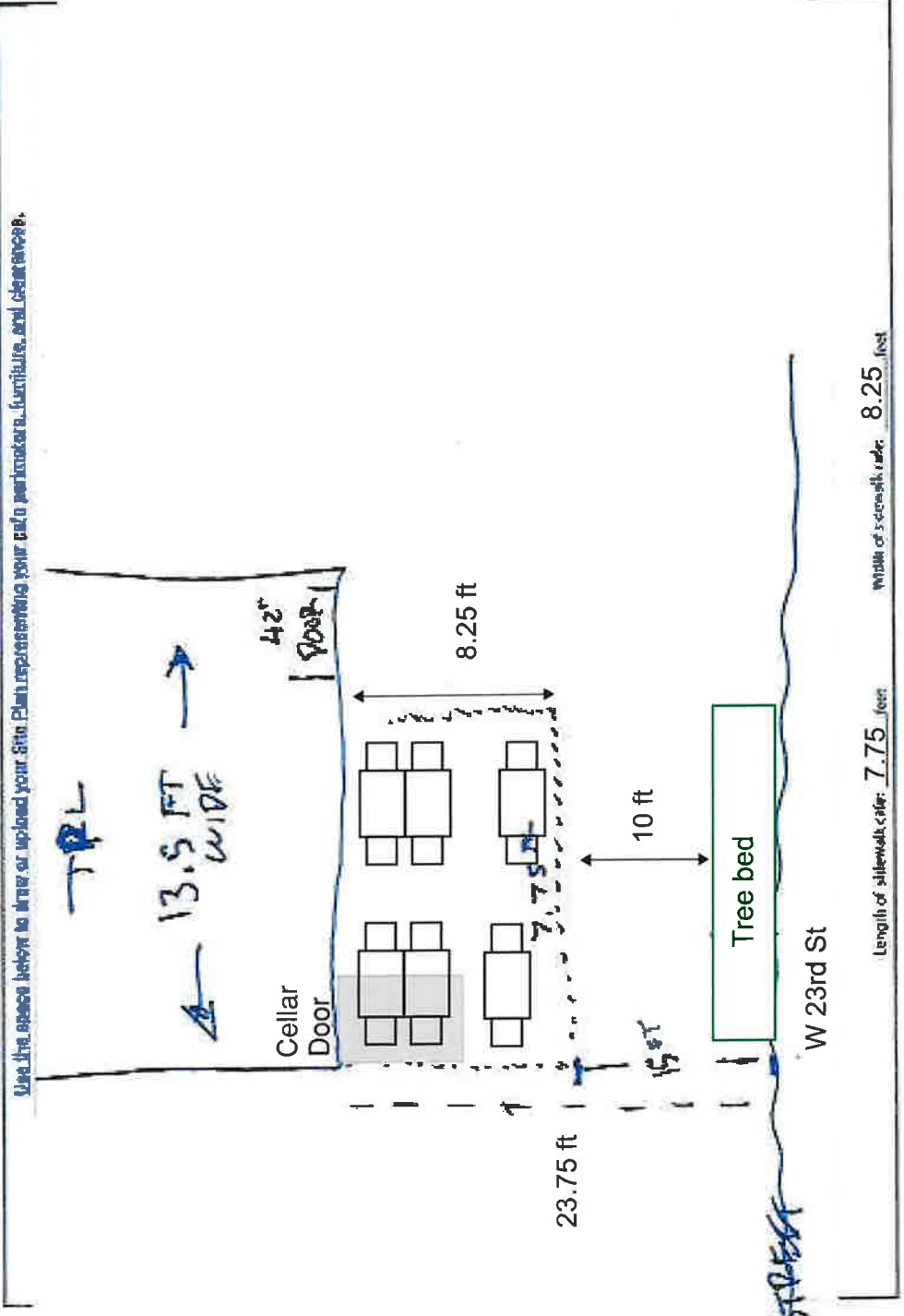
**Set-Up Area Identification:**

- 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



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

- Drawing Requirements**
- Food service establishment frontage shown by:
- Line representing the establishment's space facing the sidewalk
  - Length
  - Labels
- Private Property shown as:
- Casenote 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:
- 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
- Demerits (in Section 2 of this form) within 15 feet of cafe perimeter, shown as:
- Area of 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 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
- 504-WTA Open End \_\_\_\_\_ feet
- 503-Subway Exit \_\_\_\_\_ feet
- 505-F2NY Curb Cut \_\_\_\_\_ feet
- Elements with minimum 8-foot clearance from sidewalk café:
- 506-Suical Tree Bed \_\_\_\_\_ feet
- 513-Newsstand \_\_\_\_\_ feet
- 507-Tree Box \_\_\_\_\_ feet
- 514-Scaffolding \_\_\_\_\_ feet
- 508-Library NYC quest \_\_\_\_\_ feet
- 515-Bus Stop Pole \_\_\_\_\_ feet
- 509-Weyfrenching Mark \_\_\_\_\_ feet
- 516-Fire Hydrant \_\_\_\_\_ feet
- 510-Exchanging Station \_\_\_\_\_ feet
- 517-Bus Stop Shelter \_\_\_\_\_ feet
- 511-Parking Meter \_\_\_\_\_ feet
- 518-Traffic Signal \_\_\_\_\_ feet
- 512-Bus Face-Machine \_\_\_\_\_ feet

Elements with minimum 6-foot clearance from sidewalk café:

- 519-C/Bike/Bike Share Station \_\_\_\_\_ feet
- 524-Emergency Exit Hatch \_\_\_\_\_ feet
- 520-Fire Control \_\_\_\_\_ feet
- 525-Subway Sign-Closed End \_\_\_\_\_ feet
- 521-Maintenance Shed \_\_\_\_\_ feet
- 526-Subway Elevator Sign Entry \_\_\_\_\_ feet
- 522-Primary Building Entrance \_\_\_\_\_ feet
- 527-Service Connection \_\_\_\_\_ feet
- 523-Curb Cut \_\_\_\_\_ feet

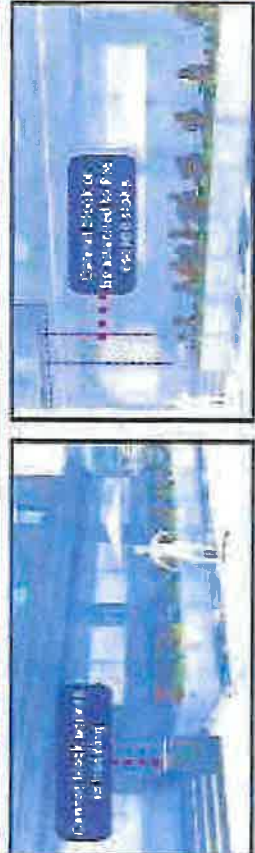
Elements with minimum 3-foot clearance from sidewalk café:

- 528-Elevator Train Infrastructure \_\_\_\_\_ feet
- 529-Transformer Vault \_\_\_\_\_ feet

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

- 530-Work Infrastructure \_\_\_\_\_ inches
- 551-Manholes \_\_\_\_\_ inches
- 531-Subway Sign-Open End \_\_\_\_\_ feet
- 532-Subway Sign-Open End \_\_\_\_\_ feet

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 first two below must be met)**

- Lightweight and easily movable.
- Not attached to the sidewalk.
- Check here if you plan to place vehicles on top of a solar or basement door. If so, please complete the [Solar Vehicle](#) form.

**Additional 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 DCB, 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 underoverhead 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 DCB or F2NY, and/or approval from the Landmarks Preservation Commission (LPC), as applicable.