

# 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>	
Al Volo Pier 57 LLC		TBD	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
25 11th Avenue, Market 57, Kiosk 1		W. 15th Street / 11th Avenue	10011
<b>Applicant</b> <i>(Attach a list of all individuals that will be listed/associated with the license)</i>	<b>NAME:</b> Francesco Realmuto	<b>ATTORNEY/ REPRESENTATIVE</b>	<b>NAME:</b> Bernstein Redo & Savitsky, PC / B. Savitsky
	<b>PHONE:</b> 917-696-3474		<b>PHONE:</b> 212-651-3100
	<b>EMAIL:</b> Francesco@realmutohospitalitygroup.com		<b>EMAIL:</b> ben@brpclaw.com
<b>MANAGER</b>	<b>NAME:</b> Francesco Realmuto	<b>LANDLORD</b>	<b>NAME:</b> Google LLC / RXR
	<b>PHONE:</b> 917-696-3474		<b>PHONE:</b> 646-588-1617
	<b>EMAIL:</b> Francesco@realmutohospitalitygroup.com		<b>EMAIL:</b>
<b>APPLICATION TYPE ( <input checked="" type="checkbox"/> New York State Liquor License <input type="checkbox"/> Dept. of Transportation Dining Out )</b>			
<input checked="" type="checkbox"/> <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 RIDER]	
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> <b>Corp</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 type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input checked="" type="radio"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" 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 checked="" type="radio"/> NO	April 2026
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 checked="" 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 checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

LICENSE HISTORY: FRANCESCO REALMUTO

0240-22-102568 / **FILAGA LLC** / 75 9TH AVE, NEW YORK, NY 10011

0340-24-135998 / **PUYA ROCKEFELLER CENTER LLC** / 30 ROCKEFELLER PLAZA, NEW YORK, NY 10111

0240-24-129655 / **REALMUTO 117 7TH AVENUE SOUTH LLC** / 117 7TH AVE SOUTH, NEW YORK, NY 10014

**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>	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm
	<b>Outdoors</b>							
	<b>Kitchen Food Prep</b>	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm
	<b>Music (indoors)</b>	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm	8:00am - 10:00pm

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

<input checked="" type="radio"/> <b>BACKGROUND</b>	<input type="radio"/> <b>LIVE MUSIC</b>	<input type="radio"/> <b>DJ</b>	<input type="radio"/> <b>JUKE BOX</b>	<input type="radio"/> <b>KARAOKE</b>
--	---	---------------------------------	---------------------------------------	--------------------------------------

**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>	<b>1161 (Entire hall)</b>	<b>1161</b>	<b>37</b>	<b>231</b>	<b>0</b>	<b>1</b>	<b>23 (Entire Hall)</b>
<b>OUTSIDE</b> <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>							
<b>DOT Dining Out: Sidewalk Cafe</b>							
<b>DOT Dining Out: Roadway</b>							

How frequently will the owner(s) be at the establishment? Multiple times a week.

Will there be dancing?	YES	<input checked="" type="radio"/> NO	
Will applicant have bottle or table service for alcohol beverages other than wine?	YES	<input checked="" type="radio"/> NO	
Will applicant be hosting private promotional or corporate events?	YES	<input checked="" type="radio"/> NO	
Will outside promoters be used on a regular basis? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Will applicant have a security plan? If yes, please attach.	YES	NO	N/A - Pier57 has security for the food hall, including officers and CCTV.
Will security plan be implemented?	YES	NO	N/A
Will State certified security personnel be used?	YES	<input checked="" type="radio"/> NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="radio"/> YES	NO	NYPD Best Practices (not NY Nightlife Assc)
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> 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 - Applicant will not have deliveries.		
If applicant is using third party delivery service, where will third party delivery bicycles park?	Third-Party delivery for food hall kiosks park at Pier57.		
Where will applicant store its garbage containers when not in use?	Garbage is stored inside a common trash room on the first floor		
Where will applicant lay out garbage containers and at what time?	Garbage is taken out between 11pm-Midnight, picked up at Midnight.		

**LOCATION & ZONING**

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	<input checked="" type="radio"/> YES	NO	C/O and PA Permit are for the entire food hall, not per individual kiosk.
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	NO	C/O and PA Permit are for the entire food hall, not per individual kiosk.
Are your plans filed with DOB?	YES	NO	N/A
What is the zoning designation for this location?	M1-5		

**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 Rider]
	# 2	
	# 3	
	# 4	
	# 5	
When did applicant post the notice that was provided?	03/26	
Where did applicant post the notice that was provided?	At the Premises/Food Hall	
Please provide dates when applicant met with the groups listed above.	N/A - Applicant e-mailed all groups provided on 03/20/26	
Who was your contact person at each group you met with?	N/A - Applicant e-mailed all groups provided.	
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
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
1	Food Hall	1161 (Entire Hall)	8:00am - 10:00am	37	231	0	1	Recorded Background
Caisson	Storage	0	N/A	0	0	0	0	N/A

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Due Madri Food Kiosk		
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	0267-23-162280 / Due Madri LLC
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input type="radio"/> NO	N/A - no facade. Kiosk name will change.
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 type="radio"/> NO	N/A - no facade. Kiosk name will change.
Will applicant have a vestibule within the establishment?	YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input 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?	YES	<input type="radio"/> NO	N/A - no sidewalk access.
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	<b>N/A - no French doors or garage doors</b>
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	<b>N/A - no windows that open, but space will be closed by 10:00pm</b>
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input type="radio"/> 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	<input type="radio"/> NO	N/A
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 type="radio"/> NO	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	YES	<input type="radio"/> NO	
Where will the air conditioner be located? What type is it?	<b>Mammoth water cooled air handler / mechanical room</b>		
When was the air conditioner installed?	<b>2022</b>		

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

Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo? If yes, which one(s)?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Are the floorplans for the outdoor space(s) included?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant close and vacate the outdoor space(s) by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant prohibit patrons from drinking in any outdoor space(s)?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant agree to post signs outside asking customers to respect the neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant agree to train staff to encourage a peaceful environment?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments)	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	N/A

**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 type="radio"/> YES	<input checked="" type="radio"/> NO	
<b>If you answered no to the question above, jump to the next page</b>			
<del>Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.</del>	<del>YES</del>	<del>NO</del>	
<del>Will applicant close and vacate the sidewalk and roadway seating by 11 p.m. on Friday &amp; Saturday and 10 p.m. on all other days?</del>	<del>YES</del>	<del>NO</del>	
<del>Will applicant respect trees and tree pits and insure the health of the tree?</del>	<del>YES</del>	<del>NO</del>	
<del>Will the service and consumption of alcohol in any outdoor space only be via seated food service?</del>	<del>YES</del>	<del>NO</del>	
<del>Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?</del>	<del>YES</del>	<del>NO</del>	
<del>Will applicant permit NO wait lines or smoking outside?</del>	<del>YES</del>	<del>NO</del>	
<del>Will there be no amplified music, as per the law?</del>	<del>YES</del>	<del>NO</del>	
<del>If amplified sound is played inside the establishment, will windows and doors be closed?</del>	<del>YES</del>	<del>NO</del>	
<del>Will there be a staff person responsible to ensure no loitering, noise or crowds outside?</del>	<del>YES</del>	<del>NO</del>	
<del>Will applicant agree not to use propane heaters?</del>	<del>YES</del>	<del>NO</del>	
<del>Will applicant agree to abide by all applicable fire codes, including not blocking fire escapes?</del>	<del>YES</del>	<del>NO</del>	
<del>Will the outdoor dining deposit its garbage in a container on the parking lane?</del>	<del>YES</del>	<del>NO</del>	
<del>Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?</del>	<del>YES</del>	<del>NO</del>	
<del>Will the sidewalk seating have a platform?</del>	<del>YES</del>	<del>NO</del>	
<del>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?</del>	<del>YES</del>	<del>NO</del>	
<del>Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?</del>	<del>YES</del>	<del>NO</del>	
<del>Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?</del>	<del>YES</del>	<del>NO</del>	
<del>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?</del>	<del></del>	<del></del>	

**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>			
<del>Will the roadway structure extend on top of the curb or pedestrian refuge? By how much?</del>	<del>YES</del>	<del>NO</del>	
<del>Will the roadway structure have an ADA compliant ramp (not in the bike lane)?</del>	<del>YES</del>	<del>NO</del>	
<del>Will the roadway structure extend in the striped zone along the bike lane? By how much?</del>	<del>YES</del>	<del>NO</del>	
<del>Will the electric wires be brought over at the roof level?</del>	<del>YES</del>	<del>NO</del>	
<del>Will applicant dismantle and dispose of a shed that is no longer in use, along with its furniture?</del>	<del>YES</del>	<del>NO</del>	
<del>Will there be no music or amplifies sound in any outdoor seating, as per law?</del>	<del>YES</del>	<del>NO</del>	
<del>Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?</del>	<del>YES</del>	<del>NO</del>	
<del>Will applicant close and vacate the sidewalk and roadway seating by 11 p.m. on Friday &amp; Saturday and 10 p.m. on all other days?</del>	<del>YES</del>	<del>NO</del>	
<del>Will the Outdoor Dining Sidewalk &amp; Roadway provide no standing space for drinking or smoking?</del>	<del>YES</del>	<del>NO</del>	
<del>Will the service and consumption of alcohol in the Outdoor Dining Sidewalk/Roadway only be via seated food service?</del>	<del>YES</del>	<del>NO</del>	
<del>Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?</del>	<del>YES</del>	<del>NO</del>	
<del>If amplified sound is played inside the establishment, will windows and doors be closed?</del>	<del>YES</del>	<del>NO</del>	
<del>Will applicant permit NO wait lines or smoking outside?</del>	<del>YES</del>	<del>NO</del>	
<del>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?</del>	<del>YES</del>	<del>NO</del>	
<del>Will applicant respect trees and tree pits and insure the health of the tree?</del>	<del>YES</del>	<del>NO</del>	
<del>Will applicant permit NO wait lines or smoking outside?</del>	<del>YES</del>	<del>NO</del>	
<del>Will there be a staff person responsible to ensure no loitering, noise or crowds outside?</del>	<del>YES</del>	<del>NO</del>	
<del>Will applicant agree not to use propane heaters?</del>	<del>YES</del>	<del>NO</del>	
<del>Will the outdoor dining deposit its garbage in a container on the parking lane?</del>	<del>YES</del>	<del>NO</del>	

**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 Holozubiec MCB4 BLP Committee Co-Chair	 Wendy Gonzalez MCB4 BLP Committee Co-Chair
--	--	--

**APPLICANT AGREEMENT WITH THE COMMUNITY**

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 representatives and applicant. These stipulations supersede any oral statements, representations, or prior iterations in connection with this application.

<p><b>SIGN HERE</b> →</p>	<p>Francesco Realmuto</p> <p>PRINT NAME OF APPLICANT</p>	 <p>SIGNATURE OF APPLICANT</p>	<p>DATE</p>
---------------------------	--	--	-------------

1	<b>Menu - Drinks - Al Volo/High Line</b>	
2	<b>Names</b>	
3	Beer - Del Ducato	
4	Beer - Draft	
5	Beer - Menabrea	
6	Beer - Messina Cristalli di Sale	
7	Beer - Peroni	
8	Bibite - Aranciata	
9	Bibite - Chinotto	
10	Bibite - Coca Cola	
11	Bibite - Coca Cola Zero	
12	Bibite - Gazzosa	
13	Bibite - Limonata	
14	Cocktails - Spritz	
15	Cold Brew Coffee	
16	Fresh Lemonade	
17	Ice	
18	Iced Tea	
19	Mocktails - Cucumber Ginger Fizz	
20	Mocktails - Nojito Strawberry Basil	
21	Mocktails - Virgin Mojito	
22	Water - Natural	
23	Water - Sparkling	
24	Wine - Prosecco	
25	Wine - Red	
26	Wine - Rosato	
27	Wine - White	
28		
29		

1	<b>Menu - Food - Al Volo/High Line</b>	☰
2	<b>Names</b>	
3	Focacce - Barese	
4	Focacce - Burrata Mediterranea	
5	Focacce - Coppa & Brie	
6	Focacce - Prosciutto Cotto & Emmenthal	
7	Focacce - Rosmarino	
8	Focacce - Tuna & Tomato	
9	Focacce - Vegetariana Siciliana	
10	Insalata - Pomodoro e Cocomero	
11	Insalate - Cesare	
12	Olive Marinate	
13	Panini - Caprese	
14	Panini - Chicken Parm	
15	Panini - Mortadella e Provolone	
16	Panini - Porchetta Classica	
17	Panini - Prosciutto Crudo e Mozzarella	
18	Panini - Spicy Italiano	
19	Pasticcini - Oro Verde	
20	Pasticcini - Realmuto	
21	Pasticcini - Tartelletta - Frutta	
22	Rosticceria - Arancine - Prosciutto Cotto e Mozzarella	
23	Rosticceria - Arancine - Ragu`	
24	Rosticceria - Crostini - Caponata	
25	Rosticceria - Crostini - Classico	
26	Rosticceria - Crostini - Peperonata	
27	Rosticceria - Crostini - Prosciutto e Formaggio	
28	Rosticceria - Crostini - Ricotta e Fichi	
29	Rosticceria - Rollo` con Sausage	
30	Zuppe - Cucumber & Yogurt	
31	Zuppe - Gazpacho	
32		

Al Volo Pier 57 LLC  
 25 11th Avenue, Market 57, Kiosk 1  
 New York, New York 10011

Kiosk 1  
 Stand-Up  
 Bar and  
 Food Prep  
 Area

Area will have stanchion and  
 sign monitored by employee  
 identifying that alcohol may not  
 be taken beyond this point (as  
 not part of licensed premises)

Kiosk 1

Restrooms

NOT PART OF  
 PREMISES

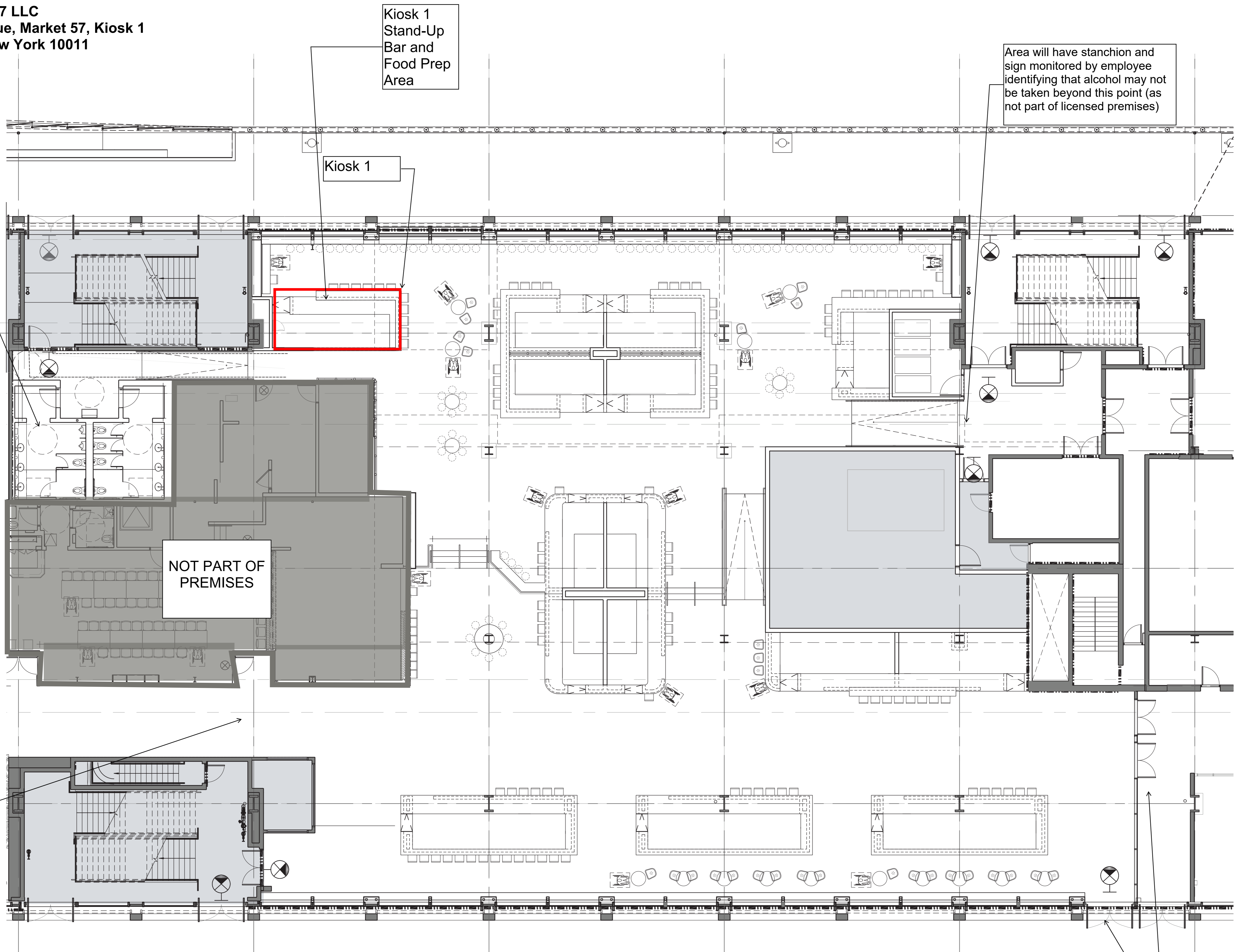
Area will have stanchion and sign  
 monitored by  
 employee identifying  
 that alcohol may not  
 be taken beyond this  
 point (as not part of  
 licensed premises)

Entrance/  
 Exit

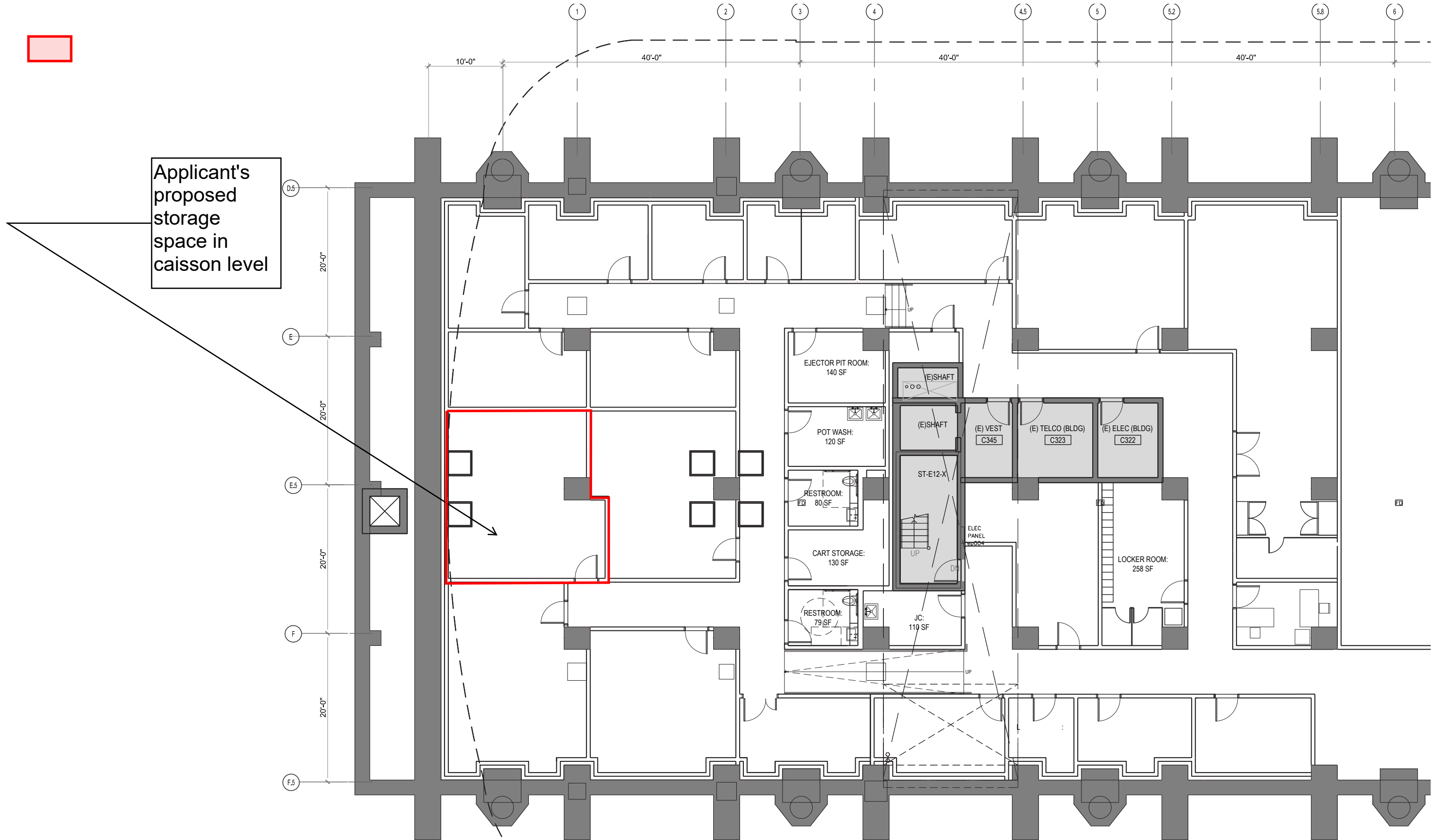
APPLICANT'S KIOSK - 

FULL FOOD HALL  
 WITH COMMUNAL  
 SEATS - 

Market 57 Total  
 Tables - 15  
 Seats at  
 Tables - 120  
 Seats at  
 Bar/Counter - 110



# CAISSON / LOWER LEVEL STORAGE













CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

630 9<sup>th</sup> Avenue, Suite 208 New York NY 10036

tel: 212-736-4536

<https://cbmanhattan.cityofnewyork.us/cb4/>

LESLIE BOGHOSIAN MURPHY  
Chair

JESSE BODINE  
District Manager

## PUBLIC NOTICE

Business Licenses and Permits Committee  
will discuss an application submitted by

**Al Volo Pier 57 LLC**  
**25 11<sup>th</sup> Avenue, Market 57, Kiosk 1**  
A New Wine, Beer & Cider License Application for a Bar  
Tavern Establishment with Recorded Music

**DATE:**

**Tuesday, April 14, 2026**

**TIME:**

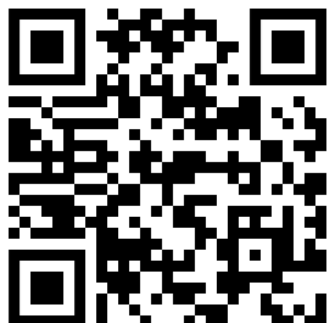
**6:30 PM**

**PLACE:**

**Hybrid Meeting:**

**Video/Phone Conference Registration:**

**<https://tinyurl.com/MCB4-BLP-COM>**



**NEW LOCTION**

**In-Person:**

**MCB4 Office**

**630 9<sup>th</sup> Avenue, Suite 208 (44/45)**

**Due to limited space, we encourage all  
members of the public to participate remotely  
via Zoom.**

We invite you to attend this meeting and learn more about this application.  
Alternately, you should email your comments by 12 p.m. Monday, April 13th or  
for more information, to Assistant District Manager Nelly Gonzalez  
[negonzalez@cb.nyc.gov](mailto:negonzalez@cb.nyc.gov).

*Posted according to the Administrative Code of the City of New York section 10-119. Please do not remove until after the above meeting date.*



NO DELIVERIES TO THIS ENTRANCE

NORTH ENTRANCE

NORTH ENTRANCE

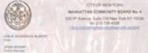
NORTH ENTRANCE

RXR

YOUNG&Rubicam

RXR





**PUBLIC NOTICE**  
 Business Licenses and Permits Commission  
 will discuss an application submitted by  
**Al Volo Pier 27 LLC**  
 25 11<sup>th</sup> Avenue, Market 27, Kiosk 1  
 A New York State Public Access Application for the  
 Permit to Operate and Sell Retail Food.

**DATE:** Thursday, April 14, 2022  
**TIME:** 4:00 PM  
**PLACE:** **Hotel Monaco**



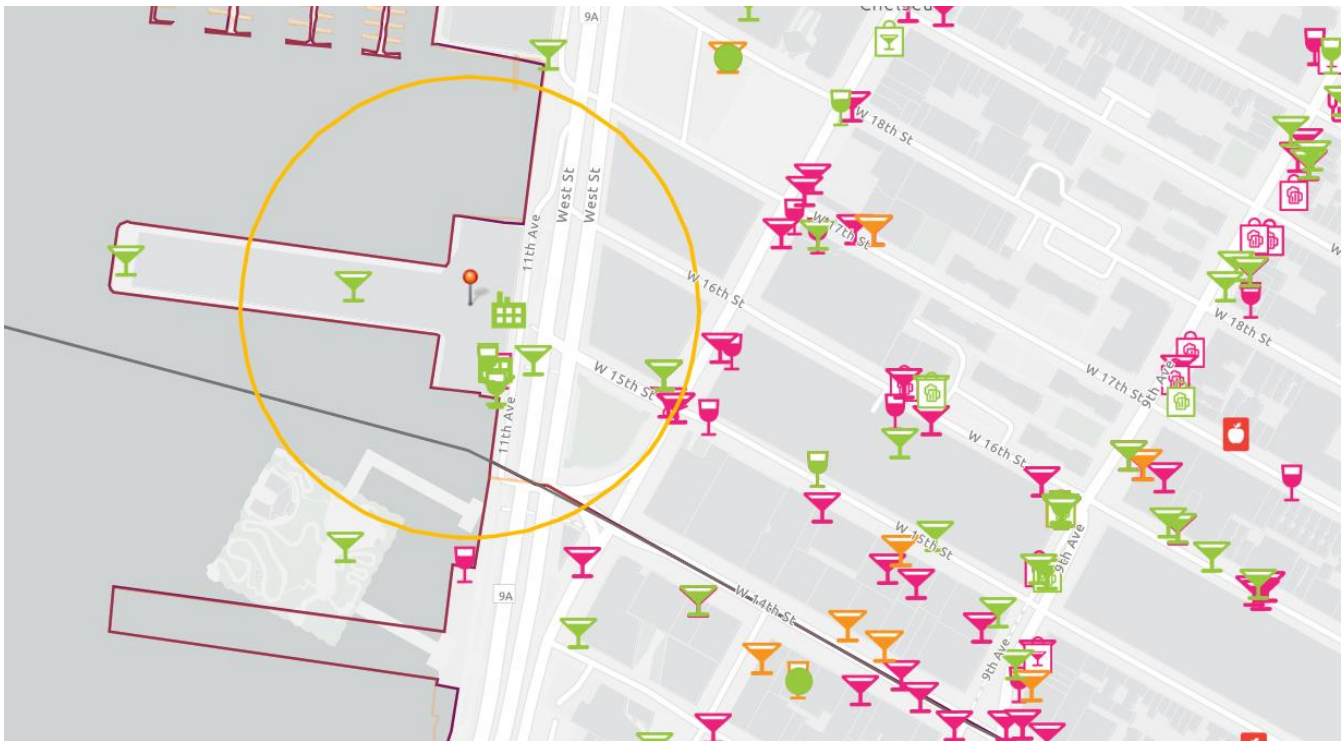
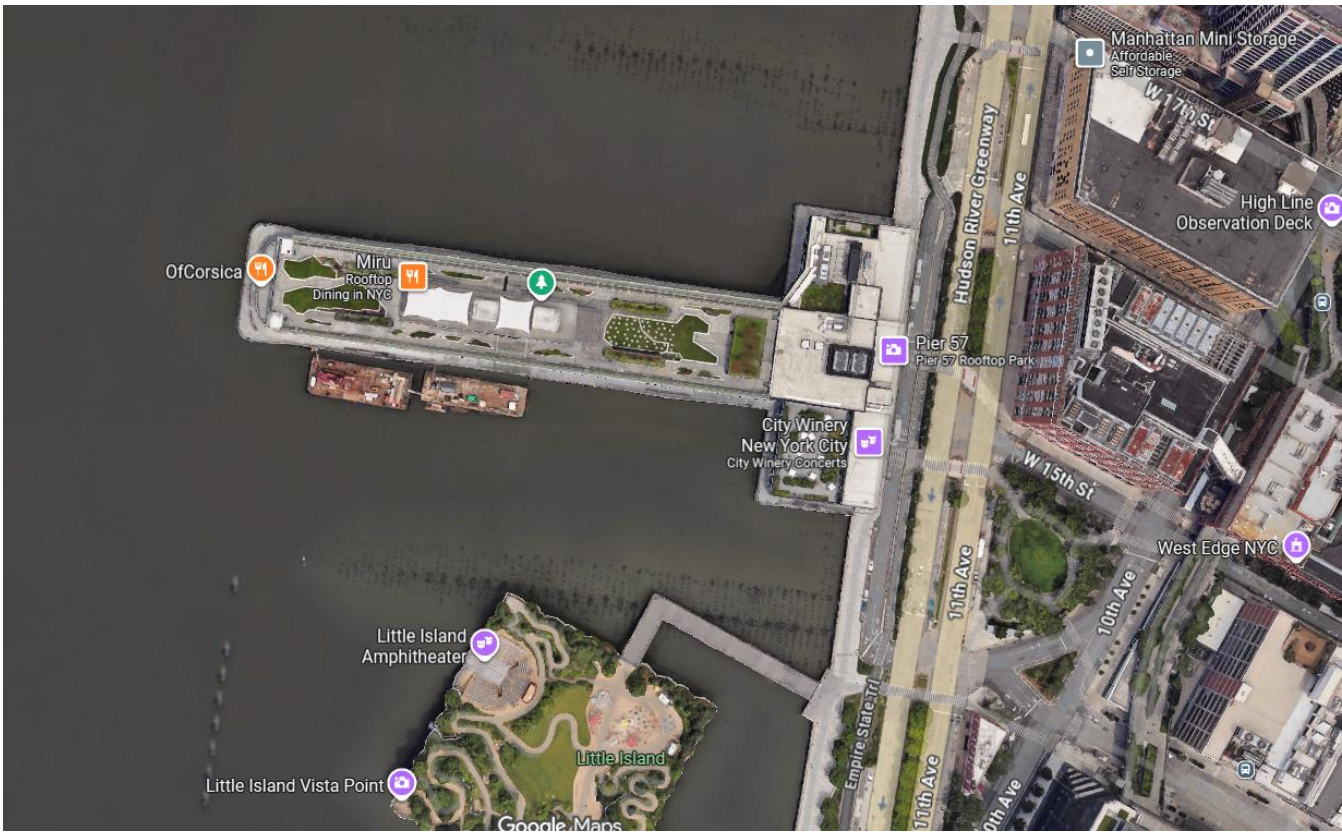
**Video/Phone Conference Registration:**  
<https://www.zoom.us/j/92536487242>

**NEW LOCATIONS**  
 25 11<sup>th</sup> Avenue  
 Market 27, Kiosk 1  
 25 11<sup>th</sup> Avenue, Suite 208 (141-43)

**Due to limited space, we encourage all members of the public to participate remotely via Zoom.**

The public may attend the meeting and hear testimony about the application. However, the meeting will be conducted via Zoom. April 14, 2022 at 4:00 PM. Registration is required. For more information, please contact the Department of Public Works at 315-487-3300.

Printed pursuant to the Administrative Code of the City of New York, Title 24-09, § 24-209. Please do not remove and alter the above meeting sign.



This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

<b>Proximity Report For:</b>	
Location	<b>25 11th Ave, New York, New York, 10011</b>
Geocode	<b>Latitude: 40.74344 longitude: -74.00932</b>
Report Generated On	<b>4/3/2026</b>

<b>Active On Premises Liquor Licenses within 500 feet</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>
RESTAURANT ASSOCIATES LLC License ID: 0346-23-126206 Legacy Serial No.: 1347298	29 11TH AVE BASMENT FLRS 1-3 NEW YORK, New York 10011	181 ft
CITY WINERY NY - PIER 57, LLC License ID: 0340-25-114379 Legacy Serial No.: 6064025	25 11th Ave 5th Fl New York, New York 10011	189 ft
Great Performances/Artists as Waitresses, Inc. License ID: 0340-23-161919 Legacy Serial No.: 6004287	25 11TH AVE KIOSK #7 AND #8 NEW YORK, New York 10011	259 ft
RESTAURANT ASSOCIATES LLC License ID: 0346-22-115979 Legacy Serial No.: 1293794	85 10TH AVE FLR 4 NEW YORK, New York 10011	449 ft
RESTAURANT ASSOCIATES LLC License ID: 0346-23-124012 Legacy Serial No.: 1293795	85 10TH AVE FLR 11 NEW YORK, New York 10011	449 ft
85 TENTH RESTAURANTS LLC License ID: 0340-22-112252 Legacy Serial No.: 1337421	85 10TH AVE 1ST FLR NEW YORK, New York 10011	449 ft
VERDE NY LLC License ID: 0340-25-131355 Legacy Serial No.: 6081684	85 10th Ave New York, New York 10011	449 ft
10th Avenue Cultural Society Inc License ID: 0349-25-120361 Legacy Serial No.: 6070084	85 10th Ave Cellar New York, New York 10011	449 ft