

Manhattan Community Board 4

(All Fields Must Be Completed)

NYS Liquor License/DOT Dining Out Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Morales Cabrera Corp.		Rancho Tequileria	
STREET ADDRESS		CROSS STREETS	ZIP CODE
741 Ninth Avenue		West 50th & 51st Streets	10018
Applicant (Attach a list of all individuals that will be listed/associated with the license)	NAME: Angel Argudo	ATTORNEY/ REPRESENTATIVE	NAME: Michael Paleudis
	PHONE: (718) 536-0217		PHONE: (212) 835-6768
	EMAIL: argudoangelo@gmail.com		EMAIL: mjp@kplawyers.com
MANAGER	NAME:	LANDLORD	NAME: Indo-Canadian Realty Corp.
	PHONE:		PHONE: (212) 751-9992
	EMAIL:		EMAIL: john@panexpresstravel.com
APPLICATION TYPE (<u> </u> New York State Liquor License <u> X </u> Dept. of Transportation Dining Out)			
☐ New	Has applicant owned or managed a similar business?		☒ YES ☐ NO
	What is/was the name and address of establishment?		See attached.
	What were the dates applicant was involved with this former premise?		See attached.
☐ Corp Change/Class Change/Method of Operation Change/Removal	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.		
☐ Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	☒ Liquor/Wine/Beer & Cider ☐ Beer & Cider ☐ Wine/Beer & Cider		
ESTABLISHMENT TYPE	☒ Restaurant ☐ Cabaret ☐ Night Club ☐ Hotel ☐ Bar/Tavern ☐ Catering Establishment ☐ Adult Entertainment ☐ Wine Bar ☐ Dance Club ☐ Sports Bar ☐ Club (Fraternal Organization – Members Only)		
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 MCB4 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	12pm-12am	12pm-12am	12pm-12am	12pm-12am	12pm-12am	11am-12am	11am-12am
	Outdoors	12pm-10pm	12pm-10pm	12pm-10pm	12pm-10pm	12pm-11pm	11am-11pm	11am-10pm
	Kitchen	12pm-11pm	12pm-11pm	12pm-11pm	12pm-11pm	12pm-12am	11am-12am	11am-11pm
	Music (indoors)	12pm-10pm	12pm-10pm	12pm-10pm	12pm-10pm	12pm-10pm	11am-10pm	11am-10pm

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

BACKGROUND

LIVE MUSIC

DJ

JUKE BOX

KARAOKE

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	
INSIDE	74	74	22	44	0	1	8	
OUTSIDE <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>								
DOT Dining Out: Sidewalk Cafe			4	8				
DOT Dining Out: Roadway								

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

Every day.

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

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

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?	In front of restaurant.		
Where will applicant store its garbage containers when not in use?	Garbage is stored in enclosed metal trash shed located on the side of side of building.		
Where will applicant lay out garbage containers and at what time?	10pm at curb.		

LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	☒ YES	☐ NO	Clinton
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	YES	☐ NO	
Is a Public Assembly permit required?	YES	☐ NO	
Are your plans filed with DOB?	YES	☐ NO	N/A
What is the zoning designation for this location?	R8		

Community Notification/Relations

NOTIFICATION: 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	All parties on the list provided by CB4 have been contacted.		
	# 2			
	# 3			
	# 4			
	# 5			
When did applicant post the notice that was provided?		April 9, 2026		
Where did applicant post the notice that was provided?		On the front window of the establishment and two adjacent lamp poles.		
Please provide dates when applicant met with the groups listed above.				
Who was your contact person at each group you met with?				
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.		YES	NO	Angel Argudo, (718) 536-0217
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
Basement	Refrigeration, storage	N/A	 12pm-12am (Mon - Fri)	0	0	0	0	N/A
1st Fl.	Bar/ Dining	74	11am-12am (Sat & Sun) 	22	44	0	1 bar 8 stools	Recorded

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	Currently Rancho Tequileria
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	
Do you plan any changes to the existing façade? If yes, please describe.	☐ YES	☒ 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	
Will applicant comply with the NYC noise code?	☒ YES	☐ NO	
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?	2013		

OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE

Has the applicant/owner(s) read MCB4 Rear Yard Rooftop 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	
If you answered no to the question above, jump to the next page			
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	
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 applicant respect trees and tree pits and insure the health of the tree?	☒ 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) or adjacent sidewalk?	YES	☒ NO	Consumption of alcoholic beverages will be permitted in licensed areas only.
Will applicant permit NO wait lines or smoking outside?	☒ 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 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 applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	☒ YES	NO	
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	To the extent required by DOT.
Will the sidewalk seating have a platform?	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 there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	☒ YES	NO	
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	YES	☒ 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?	☐		To the extent required by DOT.

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	
If you answered no to the question above, jump to the next page			
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)

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
6/3/26 full board meeting, with 40 members voting
in favor of the recommendation, 0 members opposed, 1
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.

SIGN HERE



Angel Argudo

PRINT NAME OF APPLICANT



SIGNATURE OF APPLICANT

05 / 05 / 2026

DATE



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: Rancho Tequileria

Cafe Address: 741 9th Avenue, New York, NY, 10019

Application Number: 20240802010266

CB Review Deadline (on date or next business day): 5/23/2026

NYCDOT Internal Use Only

Sidewalk Cafe Setup Feedback:

☐ Community Board chooses to **WAIVE** review

Comments related to the cafe's **physical footprint and dimensions**:
The proposed sidewalk cafe site plan does not allow the required 10' clear path between the fire hydrant/bollards and the cafe perimeter (when measured accurately). The proposed site plan also does not allow the required 10' clear path between the pedestrian ramp on the corner of 9th Avenue and W.50th Street and the cafe perimeter. To remedy these issues, the applicant has agreed to remove 2 tables with 2 seats each, leaving the cafe with 2 tables and a total of 4 seats. The applicant has prepared the attached Revised Site Plan reflecting these changes.

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**):
The proposed sidewalk cafe site plan does not allow the required 10' clear path between the fire hydrant/bollards and the cafe perimeter (when measured accurately). The proposed site plan also does not allow the required 10' clear path between the pedestrian ramp on the corner of 9th Avenue and W.50th Street and the cafe perimeter. To remedy these issues, the applicant has agreed to remove 2 tables with 2 seats each, leaving the cafe with 2 tables and a total of 4 seats. The applicant has prepared the attached Revised Site Plan reflecting these changes.

☒ 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



5/22/26

Community Board Authorizing Name

Community Board Authorizing Signature

Date

RESTAURANT DETAILS

Food Service Establishment Permit (FSEP)

FSEP#: 50003553

Expiration Date: 10/31/2025

DOHMH Status: CURRENT

Business Legal Name: MORALES CABRERA CORP

Assumed Name: RANCHO TEQUILERIA

Business Address: 741 9 AVENUE, NEW YORK, NY 10019

Venue Type: Restaurant (with bar)

Last updated from DOHMH: 04/13/2026

Restaurant Information

Entity Type: Corporation

Phone: (212) 956-0731

Email Address: rodo_rodo@aol.com

Principal Place of Business Address

Address: 741 9 AVENUE, NEW YORK, New York 10019

DOS Information

DOS ID#: 4221851

Process Name: MORALES CABRERA CORP

DOS Address: 741 9TH AVENUE, NEW YORK , New York 10019

DOS Legal Name:

NYS Liquor Authority Information

NYSLA Serial No: 034021119468

License Type: On-Premises

Name of License: MORALES CABRERA CORP

Title of Representative: OWNER

Name of Certificate Holder: ANGEL ARGUDO

Business hours

Sun: 12:00 PM- 11:00 PM

Mon: 12:00 PM- 11:00 PM

Tues: 12:00 PM- 11:00 PM

Wed: 12:00 PM- 11:00 PM

Thurs: 12:00 PM- 11:00 PM

Fri: 11:00 AM- 12:00 AM

Sat: 11:00 PM- 12:00 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 Dining Out NYC website for more information about the application process.

Identify Clear Path Requirements:

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

- ☐ 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.



Zohran Mamdani
Mayor
Mike Flynn
Commissioner

Sidewalk Cafe Site Plan Form

Applicant Name: Rodolfo Morales

Restaurant Name: Rancho Tequileria

FSEP Number: 50003553

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

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

Length of sidewalk cafe: 20 feet

Width of sidewalk cafe: 2.5 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 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 _____ feet ☐ S13- Newsstand _____ feet
☐ S07- Mailbox _____ feet ☐ S14- Streetlight _____ feet
☐ S08- LinkNYC Kiosk _____ feet ☐ S15- Bus Stop Pole _____ feet
☐ S09- Wayfinding Kiosk _____ feet ☒ S16- Fire Hydrant 10 feet
☐ S10- E-charging Station _____ feet ☐ S17- Bus Stop Shelter _____ feet
☐ S11- Parking Meter _____ feet ☒ S18- Traffic Signal 9 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

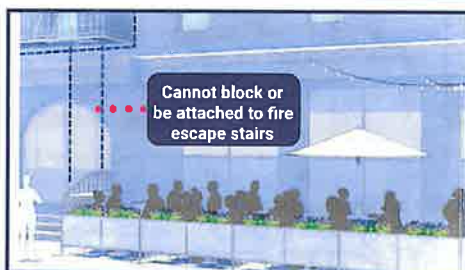
Elements with minimum 3 feet clearance from sidewalk cafe:

☐ S28- Elevated Train Infrastructure _____ feet ☐ S29- Transformer Vault _____ feet

Elements with minimum 1 foot 6 inches clearance from sidewalk cafe elements:

☐ S30- Vent Infrastructure: _____ inches ☐ S31- Manholes _____ inches
utility vent poles, vent
grates, 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

☒ 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.

REVISED PLANS

SECTION 1: Site Plan

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Identify Clear Path Requirements:

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- ☐ 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 :

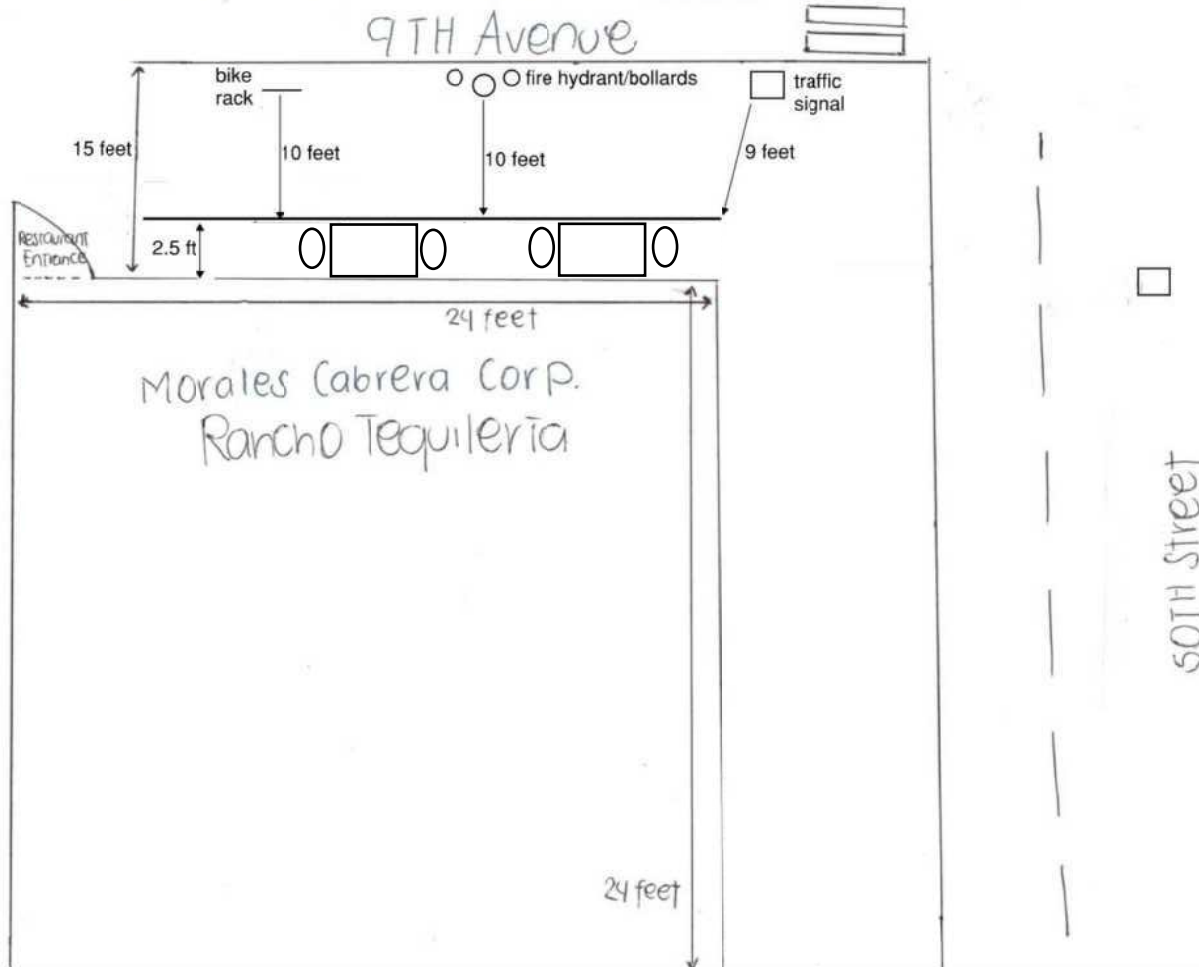
- ☐ Please check this box if you plan to have outdoor dining located partially within private property. If you are uncertain, please request records from your property owner/manager.
- ☐ Please check this box if all or part of your sidewalk cafe is in a sidewalk widening area, developed pursuant to the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



Sidewalk Cafe Site Plan Form

Applicant Name: Rodolfo Morales
 Restaurant Name: Rancho Tequileria
 FSEP Number: 50003553

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



Length of sidewalk cafe: 20 feet Width of sidewalk cafe: 2.5 feet

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

Proximity Report For: Morales Cabrera Corp. dba Rancho Tequileria**Location** **741 9th Ave, New York, New York, 10019****Active On Premises Liquor Licenses within 500 feet**

Name	Address	Distance
LOS ANDES GROUP LLC License ID: 0340-23-130657 Legacy Serial No.: 1334403	745 9TH AVE NEW YORK, New York 10019	67 ft
CHEESEBOAT GROUP LLC License ID: 0340-22-115367 Legacy Serial No.: 1344457	747 9TH AVE NEW YORK, New York 10019	88 ft
MORALES 29TH STREET CORP License ID: 0340-22-110097 Legacy Serial No.: 1341465	735 739 9TH AVE NEW YORK, New York 10018	94 ft
401 W 50 TAVERN INC License ID: 0340-23-131406 Legacy Serial No.: 1208415	401 W 50TH STREET NEW YORK, New York 10019	101 ft
SOMBOON LIMITED License ID: 0340-23-128513 Legacy Serial No.: 1350541	749 9TH AVE 1ST FL NEW YORK, NY 10019	110 ft
BOXERS ENTERPRISES LLC License ID: 0340-22-115459 Legacy Serial No.: 1332648	735 9TH AVE NEW YORK, New York 10019	133 ft
733 RESTAURANT CORP License ID: 0340-22-103087 Legacy Serial No.: 1209592	733 9TH AVENUE 49TH ST & 50TH STREET NEW YORK, NY 10019	155 ft

Active On Premises Liquor Licenses within 500 feet

Name	Address	Distance
OXIDO CORP License ID: 0370-23-137868 Legacy Serial No.: 1271658	753 9TH AVE NEW YORK, New York 10019	166 ft
VYNL LLC License ID: 0340-23-131974 Legacy Serial No.: 1166291	754 NINTH AVE NEW YORK, New York 10019	179 ft
HELLS KITCHEN THAI INC License ID: 0340-23-136244 Legacy Serial No.: 1300696	750 9TH AVE NEW YORK, New York 10019	184 ft
BRICIOLA CORP License ID: 0340-22-108744 Legacy Serial No.: 1319788	370 W 51ST ST NEW YORK, New York 10019	246 ft
AGGIEPOLO INC License ID: 0340-22-103586 Legacy Serial No.: 1274213	761 9TH AVE NEW YORK, New York 10019	250 ft
OVER A DRINK LLC License ID: 0370-23-139089 Legacy Serial No.: 1341373	405 W 51ST ST NEW YORK, New York 10019	257 ft
ARRIBA ARRIBA MEXICAN RESTAURANTS INC License ID: 0340-21-117825 Legacy Serial No.: 1026170	762 9TH AVENUE NEW YORK, New York 10019	259 ft
7 WASHINGTON LANE CORP License ID: 0340-23-135556 Legacy Serial No.: 1298056	369 W 51ST ST NEW YORK, New York 10019	295 ft

Active On Premises Liquor Licenses within 500 feet

Name	Address	Distance
PGNV LLC License ID: 0340-23-137723 Legacy Serial No.: 1300770	765 9TH AVE NEW YORK, New York 10019	314 ft
INISTIOGE INC License ID: 0370-21-117855 Legacy Serial No.: 1026257	768 9TH AVE NEW YORK, New York 10019	325 ft
HEYDAY 68 LLC License ID: 0340-23-128474 Legacy Serial No.: 1345201	404 W 49TH ST FLR 1 NEW YORK, New York 10019	338 ft
RHUNGRUENG INC License ID: 0340-22-109387 Legacy Serial No.: 1309255	717 9TH AVE NEW YORK, New York 10019	374 ft
Aura, LLC License ID: 0370-24-110940 Legacy Serial No.: 6019093	350 W 49TH ST NEW YORK, New York 10019	385 ft
Monart 3 Corp. License ID: 0340-24-131745 Legacy Serial No.: 6040448	772 9th Ave New York, New York 10019	393 ft
REVIVAL SURVIVAL LLC License ID: 0370-24-114034 Legacy Serial No.: 6022289	714 9TH AVE NEW YORK, New York 10019	400 ft
Kenso LLC License ID: 0340-24-134814 Legacy Serial No.: 6043619	776 9th Ave New York, New York 10019	440 ft

Active On Premises Liquor Licenses within 500 feet

Name	Address	Distance
TACO AUTHORITY 2 LLC License ID: 0340-23-139392 Legacy Serial No.: 1339062	705 9TH AVE NEW YORK, New York 10019	471 ft



RANCHO TEQUILERIA

741 9TH Ave, New York, NY 10019

DATE	NAME	ADDRESS	PHONE	EMAIL	SIGN
04/28/26	Justin Sanfey	514 West 50th St Apt 40w	429-928-6506		
04/28/26	Janet Incme	767 9th Ave			
4/28/26	Jeff Perkins	500 W 43rd St, Apt 5F NK	646 823-7029		
4/28/26	Daniel Fagan	1 N 10th St			
4/28/26	Jessica Smith	500 W 43rd Street	646 732-5491		
4/28	Walter Aguila	343-344 W 50th	347-418-2085		
4/28	Abel Castro	349 W 50th Street 772	646-673-6812		
4/28	Lauren Swarrior	510 W 45th Street 6E	814-722-4661		
4/28	Debbie Marti	510 W 45th Street 10E	(917) 670-4364		
4/28	Reachel Williams	601 W 57th Street 14J	917 494 6447		
4/28	Dionet Zantam	747 10th Ave	347 203 8665		
4/28	Carter Kelly	405 W 50th	315 723 3144		
4/28	Eric Mitchell	301 W 57th St 21B	910-736 3702		
4/28	Daniel Rosale	743 9th Ave			
4/28	Don Pazmino	308 W 49th Street 11			
4/28	Jorge Pazmino	" 11 "			
4/28	Christina Rito	787 11th Ave NY 10019	862-872-0302		
4/28	Andrew Karc	462 W 58th St #3D 10019	917 317 7421		
5/1	Michael Burns	350 W 51 St. NY 10019	917 262 874		
5/1	Diana Wklyk	350 W 57 St			
5/1	Kelsey Hennings	433 W 54th St. #10	916 521-2872		
5/1/26	Alexander Pines	350 W 53rd St	607-321-9591		
5/1/26	Tom Cofee	822 10th Ave Apt 6			
5/1/26	JULIA TOPAL	588 W 53rd Street			
5/1/26	Lee Hill	404 W 54th St	803-225-8582		
5/1/26	William Baltan	996 4th Ave 10019	347-506-6055		
5/1/26	David Brink	401 W 50th St 10019	551-228-9887		
5/1/26	SARA NIA Puro	901 W 50th Street 10019	347-741-1277		
5/1/26	Colin Fric	446 W 50th Ave 10019	917-468-1675		
5/1/26	Willy Wang	301 W 52nd St	604-353-4811		

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Sidewalk Cafe Application; 741 Ninth Avenue

From Laura Ryan <ler@kplawyers.com>

Date Fri 5/1/2026 12:37 PM

To Laura Ryan <ler@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@chekped.com <excom@chekped.com>; info@clintonhousing.org <info@clintonhousing.org>; jrestuccia2@clintonhousing.org <jrestuccia2@clintonhousing.org>; rmarcano@clintonhousing.org <rmarcano@clintonhousing.org>; bkelley@clintonhousing.org <bkelley@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>; dsage@commonground.org <dsage@commonground.org>; nkyriacou@yahoo.com <nkyriacou@yahoo.com>; gdclay@att.net <gdclay@att.net>; delores.rubin@att.net <delores.rubin@att.net>; brianscottweber@gmail.com <brianscottweber@gmail.com>; john.mudd@usa.net <john.mudd@usa.net>; info@hcc-nyc.org <info@hcc-nyc.org>; ploeb315@aol.com <ploeb315@aol.com>; west55ba@gmail.com <west55ba@gmail.com>; hk5051@gmail.com <hk5051@gmail.com>; tenants350west51st@gmail.com <tenants350west51st@gmail.com>; hudson.tenants@hotmail.com <hudson.tenants@hotmail.com>; awm3333@me.com <awm3333@me.com>; jessbondy@aol.com <jessbondy@aol.com>; john.waldman@redcross.org <john.waldman@redcross.org>; HellsKBA@gmail.com <HellsKBA@gmail.com>; brianscottweber@gmail.com <brianscottweber@gmail.com>; cressidac@gmail.com <cressidac@gmail.com>; peggychane@gmail.com <peggychane@gmail.com>; ljames@hcc-nyc.org <ljames@hcc-nyc.org>; Gonzalez, Nelly (CB) <negonzalez@cb.nyc.gov>; Michael Paleudis <mjp@kplawyers.com>

To Whom It May Concern:

Our law firm represents Morales Cabrera Corp., an entity presently operating as Ranchero Tequileria. Our client has filed an application with the New York City Department of Transportation to operate a sidewalk cafe at its restaurant located at 741 Ninth Avenue. The proposed sidewalk cafe will have 4 tables and 8 seats.

Our client is scheduled to meet with CB4 on May 12th. 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

212.835.6768 (Main)

[Join Meeting Room](#)

ler@kplawyers.com

www.kplawyers.com



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