

Manhattan Community Board 4

(All Fields Must Be Completed)

NYS Liquor License/DOT Dining Out Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
VIDA MIDTOWN CORP.		N/A	
STREET ADDRESS		CROSS STREETS	ZIP CODE
511 9TH AVENUE		39TH STREET & 9TH AVE	10018
Applicant (Attach a list of all individuals that will be listed/associated with the license)	NAME:	AIDA HERNANDEZ	ATTORNEY/ REPRESENTATIVE
	PHONE:	646-270-1392	
	EMAIL:	INFO@VIDAMIDTOWN.COM	
MANAGER	NAME:	MOEZ ABOUELNAGA	LANDLORD
	PHONE:	646-525-8450	
	EMAIL:	MOEZABOUELNAGA@YAHOO.COM	
		NAME:	GUSTAVO SABOGAL
		PHONE:	718-777-0199
		EMAIL:	GSABOGAL@TAXCODNEYC.COM
		NAME:	RETAIL & COMMERCIAL PROPERTY HOLDINGS LLC
		PHONE:	718-757-6644
		EMAIL:	SOLLY.ASSA@ASSAPROPERTIES.COM
APPLICATION TYPE (☒ New York State Liquor License ☐ 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?		VIDA NYC - 3027 STEINWAY STREET, ASTORIA, NY 11103
	What were the dates applicant was involved with this former premise?		06/2021 TO DATE
☐ 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 07/01/2026
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.		☒ 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	3PM-12AM	3PM-12AM	3PM-12AM	3PM-12AM	3PM-2:30	3PM-2:30	11AM-1AM
	Outdoors	N/A						
	Kitchen	3PM-12AM	3PM-12AM	3PM-12AM	3PM-12AM	3PM-2:30	3PM-2:30	11AM-1AM
	Music (indoors)	3PM-12AM	3PM-12AM	3PM-12AM	3PM-12AM	3PM-2:00	3PM-2:00	3PM-12:30

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 GROUND FLOOR 175 LOWER LEVEL	SAME	12 30	52 108	0	2	13 GROUND FLOOR 10 LOWER LEVEL	
OUTSIDE <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>	N/A							
DOT Dining Out: Sidewalk Cafe					N/A			
DOT Dining Out: Roadway					N/A			

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

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?	LOADING DOCK ON 39TH ST		
Where will applicant store its garbage containers when not in use?	LOADING DOCK		
Where will applicant lay out garbage containers and at what time?	LOADING DOCK AFTER 8PM		

LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO	
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	
What is the zoning designation for this location?			

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	SEE ENCLOSED LIST	
	# 2		
	# 3		
	# 4		
	# 5		
When did applicant post the notice that was provided?	06/23/2026		
Where did applicant post the notice that was provided?	CORNERS AND FRONT OF ESTABLISHMENT		
Please provide dates when applicant met with the groups listed above.	EMAIL SENT, BUT NO MEETING		
Who was your contact person at each group you met with?	EMAIL SENT, BUT NO MEETING		
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	YES	NO	646-270-1392
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
GROUND FLOOR	MAIN DINING AREA	74	M-TH 3-12 FRI-SAT 3-2:30 SUN 11AM-1AM	12	52	0	1	RECORDED ACOUSTIC
LOWER LEVEL	DINING AREA	175	M-TH 3-12 FRI-SAT 3-2:30 SUN 11AM-1AM	30	108	0	1	RECORDED ACOUSTIC

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	
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	N/A
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	N/A
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?	CENTRAL AIR		
When was the air conditioner installed?			

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	N/A NO ROOFTOP, REAR YARD, OR TERRACE
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	N/A NO DINING OUT SIDEWALK/ROADWAY
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	
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	
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?			

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	N/A NO DINING OUT SIDEWALK/ROADWAY
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.

ADDITIONAL STIPULATIONS: (Office Use Only), *Continued*

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
7/22/26 full board meeting, with 40 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.

SIGN HERE →

AIDA HERNANDEZ

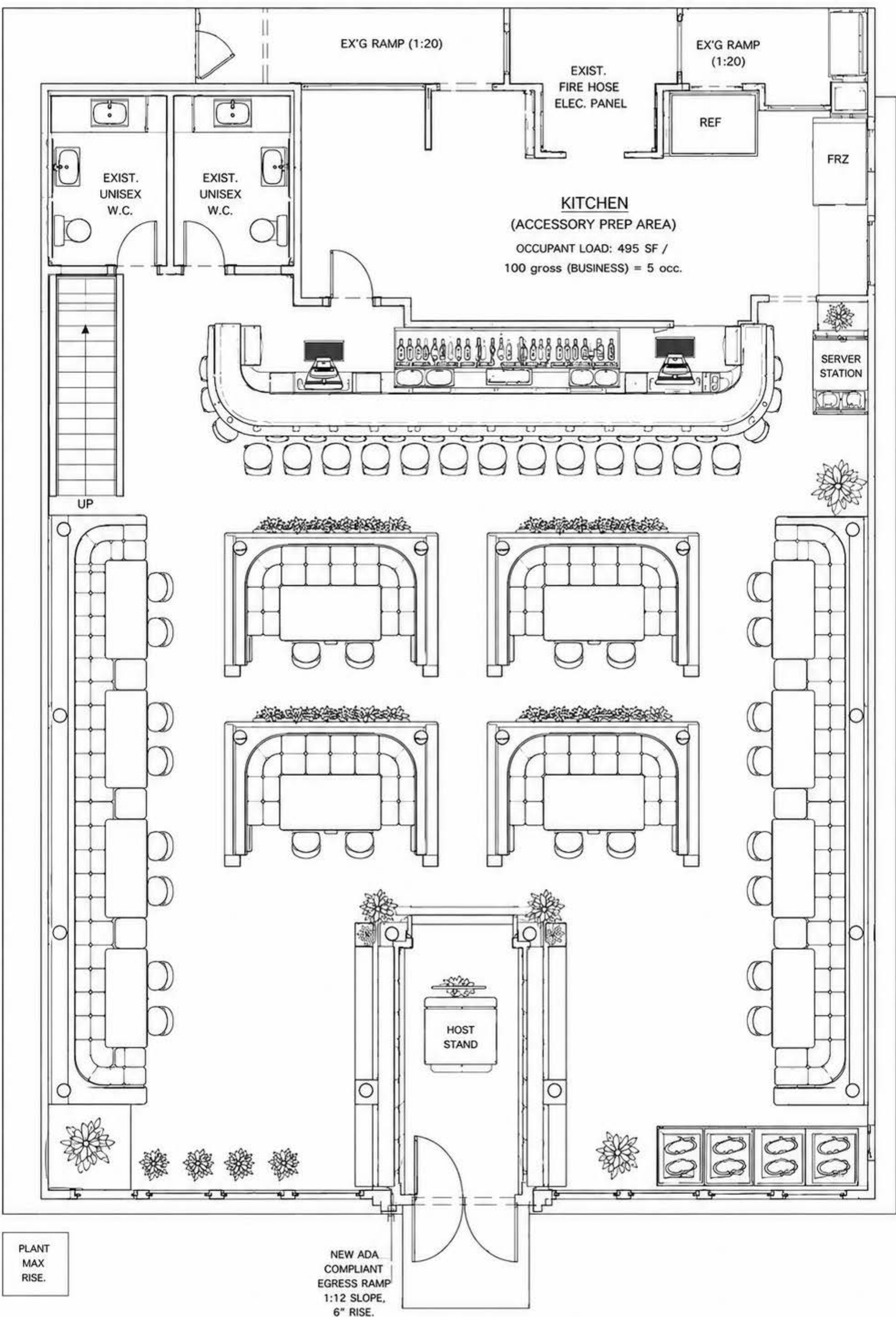
PRINT NAME OF APPLICANT



SIGNATURE OF APPLICANT

06/23/2026

DATE

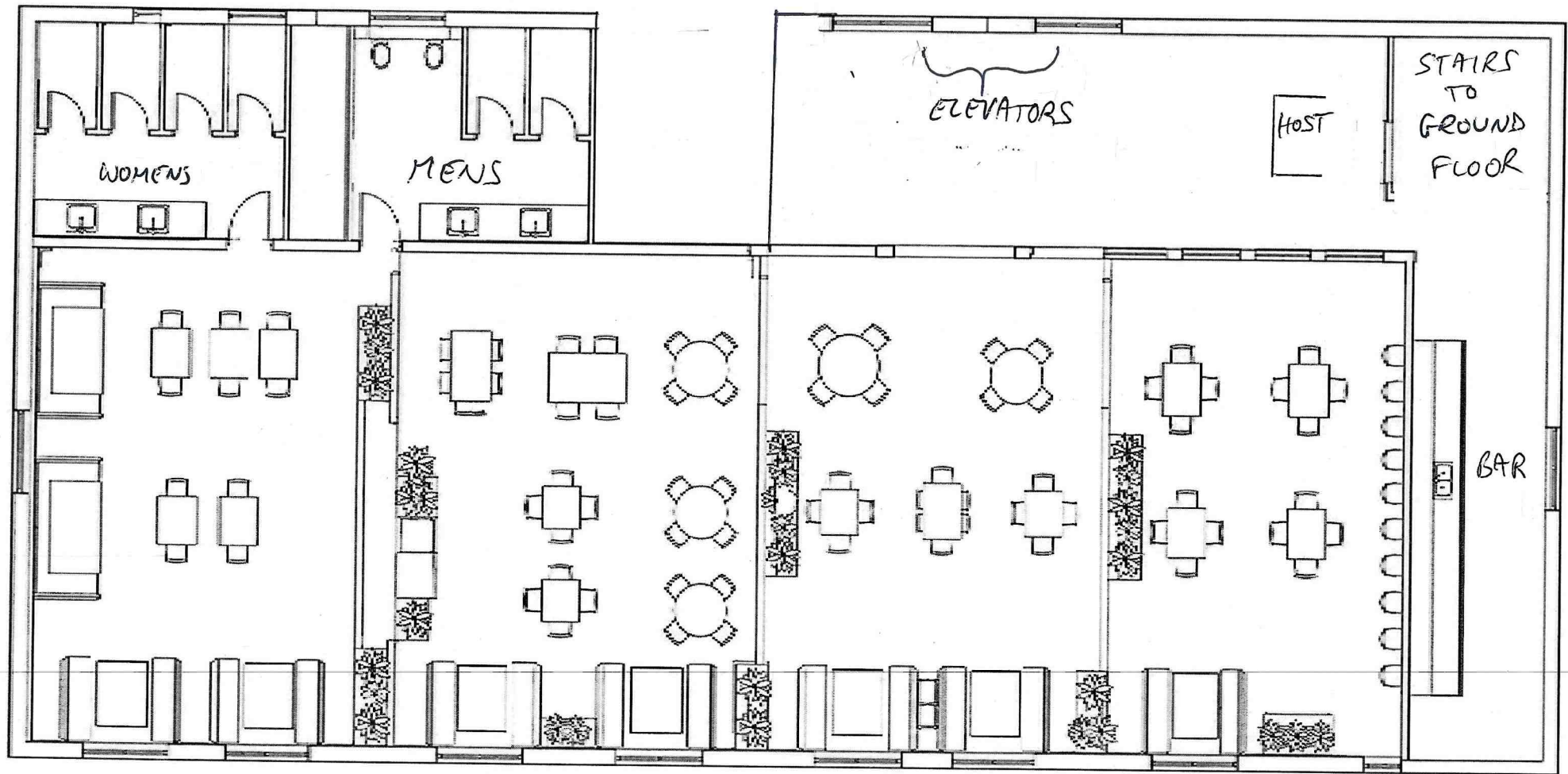


FLOOR PROPOSED PLAN

SCALE: 1/4" = 1'-0"

NINTH AVENUE
(WIDE STREET)

LOWER
LEVEL



VIDA NYC STEAK HOUSE MENU

STARTERS

VIDA LOBSTER ROLL	27
CRISPY BUN, BUTTER POACHED LOBSTER, AIOLI & CHIVES	
GUAC & TOSTONES	18
CHARRED JALAPENO GUAC & FRIED PLANTAINS	
SWEET N SPICY THAI WINGS	16
SOY MARINATED TOSSED IN SWEET CHILI	
ROCK SHRIMP	23
BANG BANG SAUCE & SCALLIONS	
GARLIC SHRIMP	19
GARLIC LEMON BUTTER W/ SOURDOUGH TOAST	
FILET ESCOFILETS	17
FILET MIGNON PHILLY CHEESE STYLE W/ SWEET CHILI & AIOLI	
GRILLED OCTOPUS	28
DILL VINAIGRETTE	
WAGYU SLIDERS	21
HAND WOVEN BEEF W/ CARAMELIZED ONIONS, AMER CHEESE & SPECIAL SAUCE	
CHARRED JERK WINGS	18
48 HOUR JERK MARINATED WINGS, BAKED THEN GRILLED	
CAESAR SALAD	17
ROMAINE, PARMESAN & BRIOCHE CROUTONS AND CHICKEN & ADD SHRIMP 9	

SIDES

ROASTED BROCCOLI	16
SPICY PENNE A LA VODKA	19
GARLIC PARMESAN FRIES	13
CRISPY BRUSSELS SPROUTS	17
WHIPPED POTATOES	15
GRILLED ASPARAGUS	15
CREAM SPINACH	16
MAC & CHEESE	19
BAKED JERK SALMON RASTA PASTA	29
LOBSTER MAC & CHEESE	30

STEAKS

FILET MIGNON	58
STERLING SILVER 8 OZ CUT	
ELITE PRIME NY STRIP	69
16 OZ CUT	
PRIME BONE IN RIB EYE	82
29 OZ CUT	
DRY AGED PRIME PORTER HOUSE FOR 2 OR 3	159 / 234
35 DAY AGED 36 OZ OR 52 OZ CUT	
USDA PRIME TOMAHAWK	195
46 OZ CUT	
LAMB CHOPS 1/2 RACK OR FULL	57 / 110
AUSTRALIAN GRASS FED	
PRIME DRY AGED BONE IN KANSAS STRIP *SATURDAY SPECIAL*	84
35 DAY AGED 22 OZ CUT	

SEAFOOD & POULTRY

LOBSTER TAIL	35
ADD TO ANY STEAK FOR A SURF & TURF EXPERIENCE	
OVEN BAKED 8 OZ SALMON	55
WILD CAUGHT, SERVED W/ MASH POTATOES, ASPARAGUS	
BRANZINO AL FORNO	44
WHOLE ROASTED BRANZINO W/ SALSA VERDE	
TWIN LOBSTER TAILS	65
TWO 8 OZ TAILS SERVED W/ ASPARAGUS	
PARMESAN CRUSTED CHICKEN	42
PAN FRIED, SERVED OVER MASH, ASPARAGUS & PARMESAN CREAM	

DESSERTS

CHOCOLATE LAVA CAKE	15
CHURROS W/ DULCE DE LECHE	12
CINNAMON CARAMEL BREAD PUDDING	15

SUNDAY BRUNCH

1 PM - 4 PM

3-COURSE BRUNCH PRE FIXE

W/ ONE BOTTLE OF MIMOSA PER 2 FOR \$60

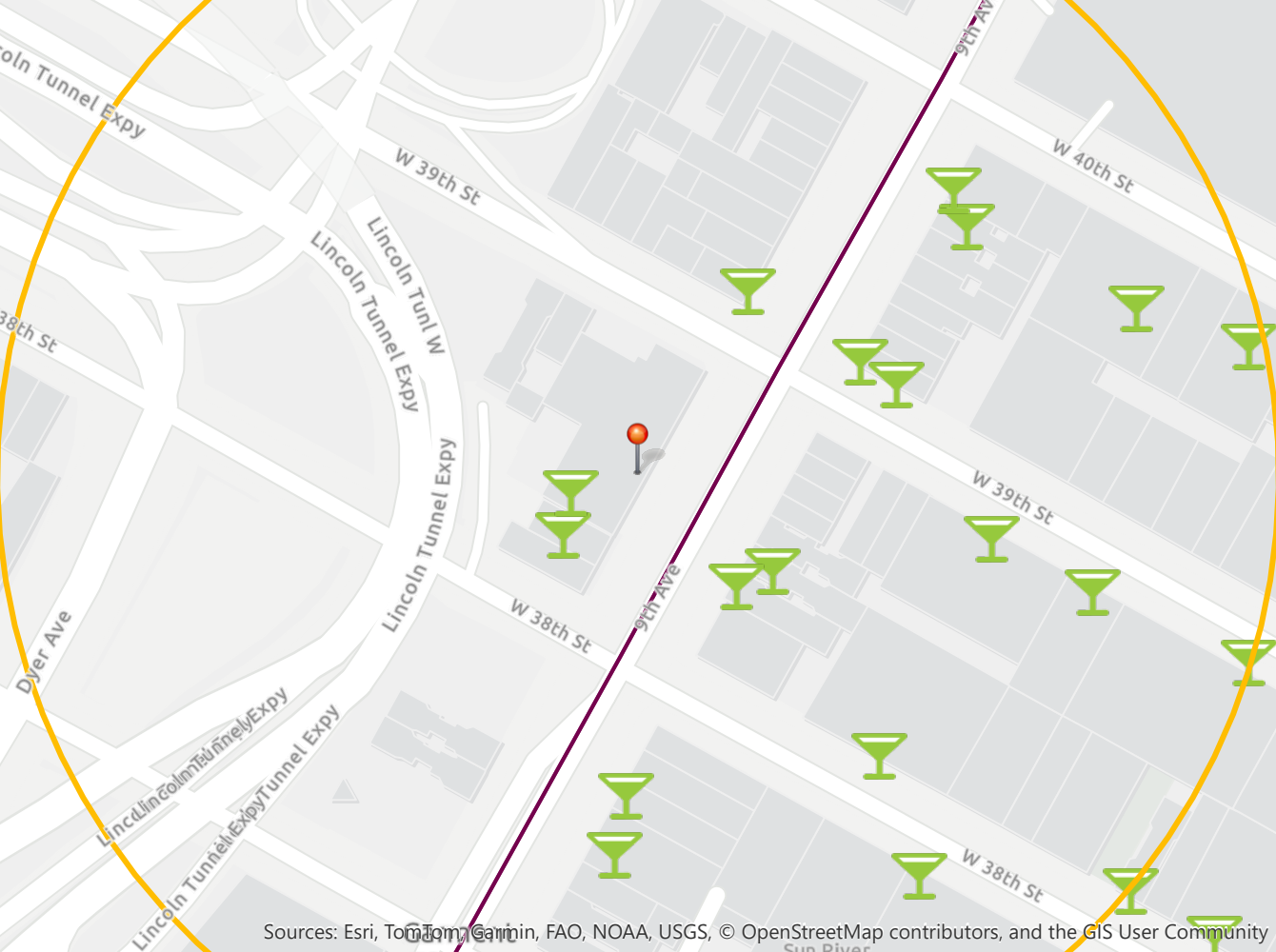
COCKTAILS

LA VIDA	22
TEQUILA, LIME, MALIBU, PINEAPPLE & MINT	
TU-SI-TU-SI	21
CASAMIGOS REP. LYCHEE, COCONUT & GRENADINE	
SNEAKY LINK	24
DON JULIO REPO, STRAWBERRIES & LEMONADE	
AVATAR	22
CASAMIGOS BLANCO, LYCHEE, MALIBU, LIME, PINA & BLUE CURAC	
PURPLE REIGN	18
PISCO, CHICHA MORADA, LIME & CINN	
ICE SPICE	21
TEQUILA MEZCAL, MANGO, SPICY LIO & TAJIN RIM	
1992 LEMON DROP	18
DON JULIO 1942, LEMON, TRIPLE SEC	
99 PROBLEMS	21
AMARETTO, DUSSE, ORANGE JUICE & GRENADINE	
PATRONITA	22
PATRON SILVER, PATRON CINTRON, & PINEAPPLE	
A BOOGIE SHOT AFTER SHOTS	30
5 DON JULIO REPO GREEN TEA SHOTS	
LATTO MOSCATTO	21
SWEET MOSCATTO, GIN, LEMON & SIMPLE SYRUP	
KRYPTONITE	21
VODKA, AMARETTO, BAILEY'S & BLUE CURAC	
CHINGAL	18
VODKA, MALIBU PASSION FRUIT RUM, & PASSION FRUIT JUICE	
AMARETTO SOUR	18
AMARETTO, SWEET & SOUR MIX	
TROPICAL MULE	19
MALIBU, GINGER BEER & LEMON JUICE	
MOSCOW MULE	17
VODKA, GINGER BEER & LIME JUICE	
LYCHEE MARTINI	18
VODKA, LYCHEE & COCONUT	
BRANSON SIDE CAR	20
BRANSON, TRIPLE SEC & LEMON	
ESPRESSO MARTINI	18
MR BLACK COLD BREW, VODKA & BAILEY'S	
LEMON DROP	18
VODKA, LEMON, TRIPLE SEC	
MIXED DRINKS, SHOTS & BEERS	
AVAILABLE UPON REQUEST ASK SERVER	

Vida Midtown Corp

We believe the issuance of this license is in public interest for the following reasons:

1. The location has been continuously licensed as a restaurant. The most recent being Tempura, which has recently closed.
2. The applicant principal's first Vida location has operated well and as a good neighbor in Astoria Queens. The proposed operation is the same, but on a larger scale.
3. Hours are not until 4am as this is not another bar.
4. While there are more than 3 licenses within 500 ft, the address being continuously licensed is not bringing a new licensed location and, therefore, not further saturating the area.





Special

UP TO
1/2 HOUR

8⁴⁵

SEEK AND SEIZE



SOUL
TEK

VISIT THE BEST DESIGNED
NYC LICENSED CHARTER COMPANY

NYC

511







W 39 St

ONE WAY

NO STANDING
7am - 10am
4pm - 7pm
Except Sunday

3 hour metered parking
COMMERCIAL VEHICLES ONLY
10am - 4pm
Except Sunday

5 hour metered parking
7pm - Midnight
Except Sunday

Zone 4
106602

PARK

ANA

RY APARTMENTS
To 3 Beds Available

212-231-9041
ananyork.com
ung@elegran.com

HOWARD
HANNA
REAL ESTATE SERVICES



