DINING OUT NYC

NEW YORK CITY DOT

Eric Adams
Mayor

Ydanis Rodriguez
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: PATSY'S PIZZERIA

Cafe Address: 1279 1 AVENUE, NEW YORK, NY, 10065

Application Number: 20260130010002

CB Review Deadline (on date or next business day): 04/13/2026

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., visbility, safety , potential crowding):

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

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

☐ Community Board recommends **approval**

☐ Community Board recommends **denial**

☐ Community Board recommends **approval w/ modifications**

Recommended modifications (**only if approved w/ modifications**):

☐ Applicant acknowledges and agrees to modifications relating to the above referenced application

☐ Applicant acknowledges **BUT** does **NOT** agree with modifications relating to the above referenced application. If this box is checked, please provide NYC DOT with documentation of such agreement for NYC DOT's consideration.

Community Board Authorizing Name	Community Board Authorizing Signature	Date

RESTAURANT DETAILS

Food Service Establishment Permit(FSEP)
FSEP#: 41489737
Expiration Date: 05/31/2026
DOHMH Status: CURRENT
Business Legal Name: 1279 1ST AVENUE LLC
Assumed Name: PATSY'S PIZZERIA
Business Address: 1279 1 AVENUE, NEW YORK, NY 10065
Venue Type: Restaurant (with bar)
Last updated from DOHMH: 03/02/2026

Enclosed Sidewalk Cafe Eligibility
Eligible: Yes
Eligibililty as of: 10/15/2025

Restaurant Information
Entity Type: Corporation
Phone: (212) 639-1000
Email Address: patsys69st@gmail.com; negriesq@aol.com

Principal Place of Business Address
Address: 1279 1 AVENUE, NEW YORK, New York 10065

DOS Information
DOS ID#: 3849886
Process Name: Yue Xiao
DOS Address: 112-01 Queens Boulevard, Forest Hills, New York 11375

NYS Liquor Authority Information
NYSLA Serial No: 808460
License Type: On-Premises
Name of License: On Premises Liquor License
Title of Representative: President
Name of Certificate Holder: Mike Zarmakoupis

Business hours
Sun:
11:30 AM- 10:00 PM
Mon:
11:30 AM- 10:00 PM
Tues:
11:30 AM- 10:00 PM
Wed:
11:30 AM- 10:00 PM
Thurs:
11:30 AM- 10:00 PM
Fri:
11:30 AM- 10:00 PM
Sat:
11:30 AM- 10:00 PM


Patsy's
PIZZERIA
1279


Patsy's
Since
1933
PIZZERIA
ONE WAY


Patsy's
PIZZERIA
Since 1933
PIZZERIA


1 Av
Patsy's
PIZZERIA
FAMIGLIA

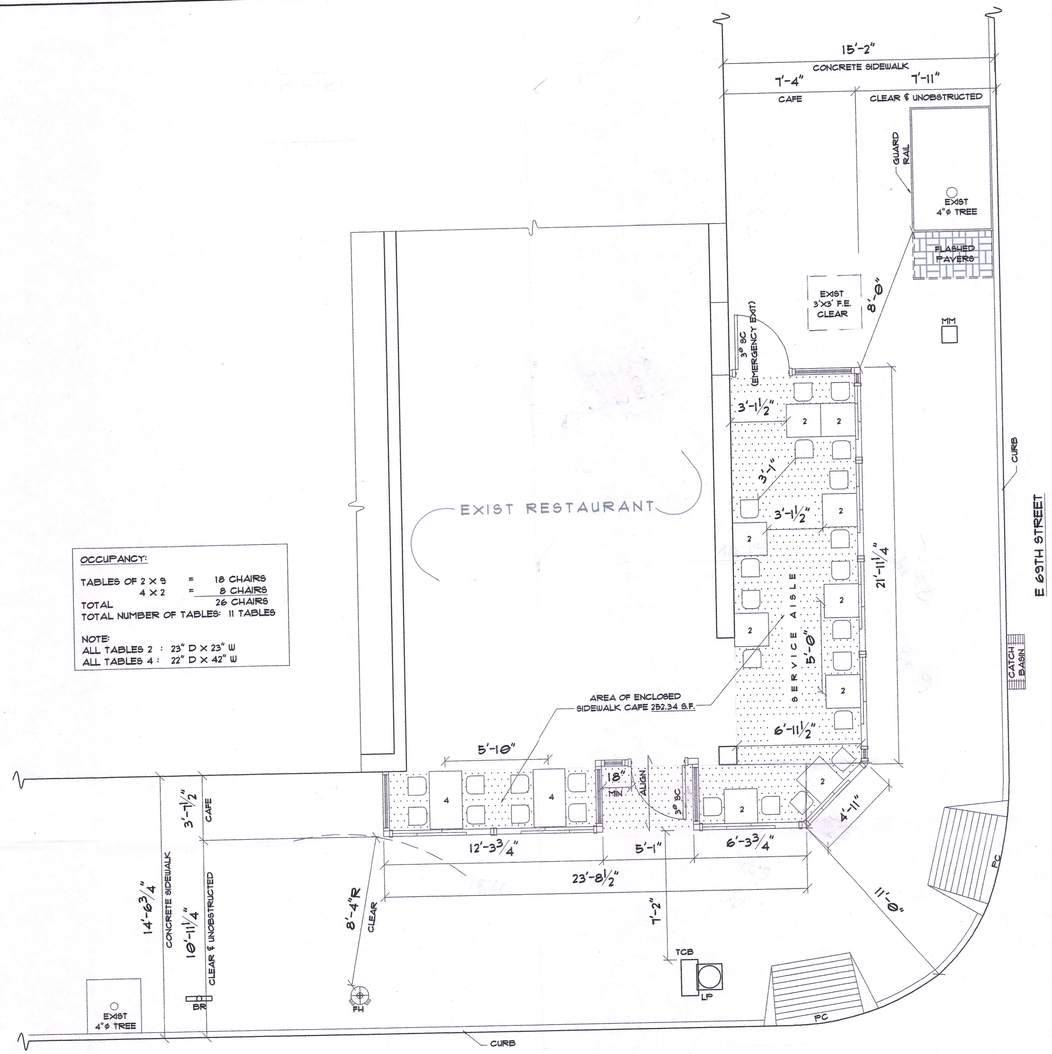

Patsy's
PIZZERIA
Since 1933

OCCUPANCY:

TABLES OF 2 X 9	=	18 CHAIRS
4 X 2	=	8 CHAIRS
TOTAL		26 CHAIRS

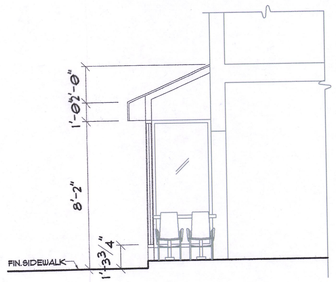
TOTAL NUMBER OF TABLES: 11 TABLES

NOTE:
ALL TABLES 2 : 23" D X 23" W
ALL TABLES 4 : 22" D X 42" W



PLAN

SCALE 1/4"=1'-0"



SECTION 'A - A'

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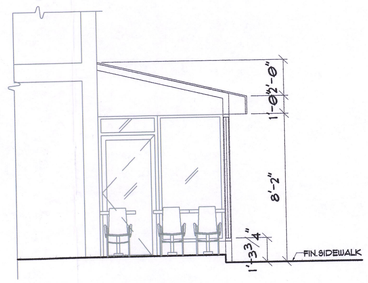
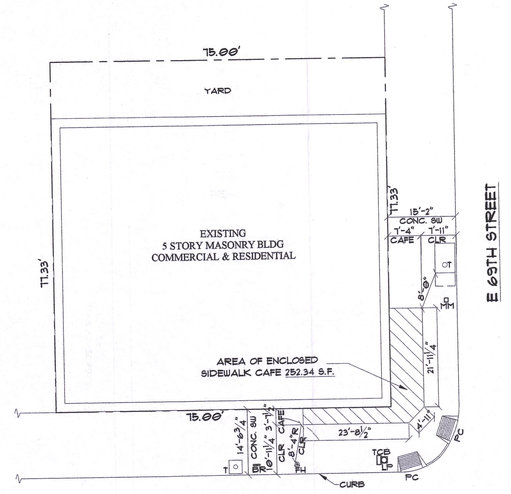


SECTION 'B - B'

SCALE 1/4"=1'-0"



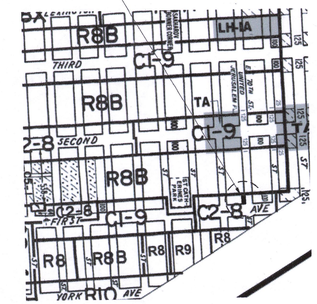
PLOT PLAN

SCALE 1/16"=1'-0"



BLOCK : 1443
LOT: 30
MAP: 8C
ZONE: C2-8 / R8B

SITE LOCATION



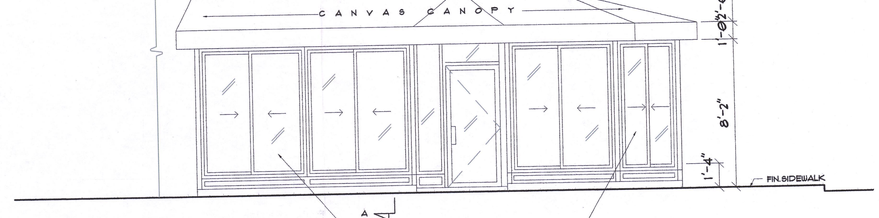
ZONING MAP

NOT TO SCALE



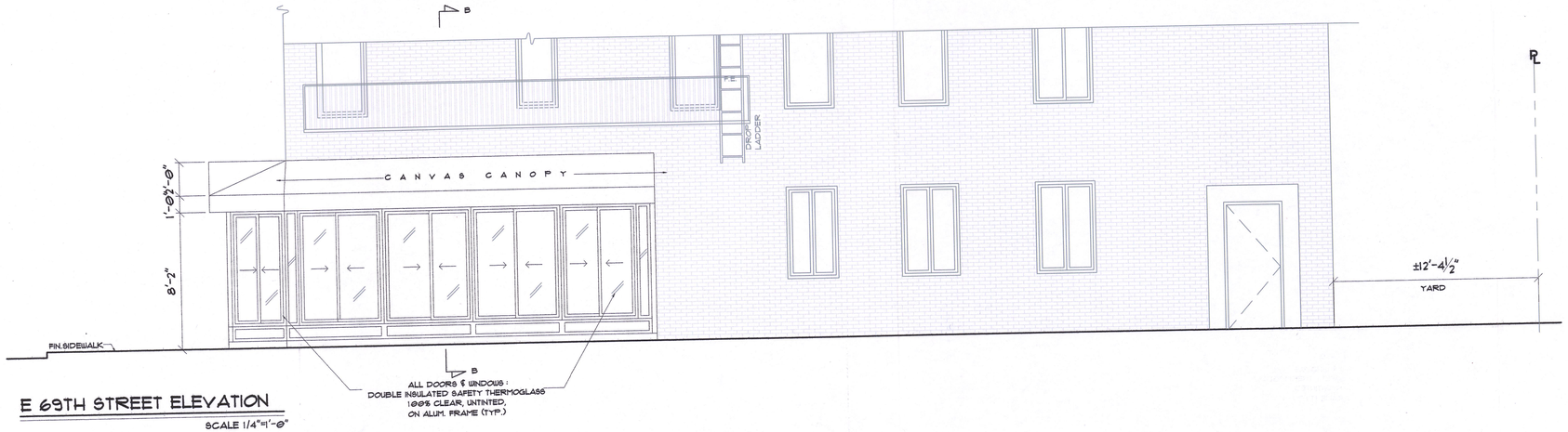
NORTH WEST ELEVATION

SCALE 1/4"=1'-0"



FIRST AVENUE ELEVATION

SCALE 1/4"=1'-0"



E 69TH STREET ELEVATION

SCALE 1/4"=1'-0"

LEGEND

BR	BIKE RACK
T	TREE
LP	LIGHT POLE
PC	PEDESTRIAN CUT
TCB	TRAFFIC CONTROL BOX
MM	MUNIMETER
FH	FIRE HYDRANT

REVISION	DATE	REMARKS
	11.14.18	EMERGENCY EXIT

THETA DESIGNS
213-33 40TH AVE, BAYSIDE NY 11361
(718) 224-6240
EMAIL: THETADESIGNSNY@GMAIL.COM

PROJECT:

1279 FIRST AVENUE
NEW YORK, N.Y.

OWNER: "PATSY'S PIZZA"

EXISTING ENCLOSED SIDEWALK CAFE

REGISTERED ARCHITECT DAVID B. NICHOLSON 026878 STATE OF NEW YORK

DATE:	12.4.17
JOB#:	121723
DRAWN BY:	V.M.
CHK BY:	
DWG#:	A-101.00

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