DINING OUT NYC

NEW YORK CITY DOT

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: DEAR MARGO

Cafe Address: 961 LEXINGTON AVENUE, NEW YORK, NY, 10021

Application Number: 20260319010001

CB Review Deadline (on date or next business day): 05/26/2026

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#: 50182541
Expiration Date: 03/04/2026
DOHMH Status: PENDING APPLICATION
Business Legal Name: 961 REST LLC
Assumed Name: DEAR MARGO
Business Address: 961 LEXINGTON AVENUE, NEW YORK, NY 10021
Venue Type: Restaurant (with bar)
Last updated from DOHMH: 04/13/2026

Restaurant Information
Entity Type: Limited Liability Corporation (LLC)
Phone: (347) 924-4790
Email Address: deanpash21@yahoo.com
Principal Place of Business Address
Address: 961 LEXINGTON AVENUE, NEW YORK, New York 10021

DOS Information
DOS ID#: 7450700
Process Name: 961 Rest. LLC
DOS Address: 961 Lexington Avenue, New York, New York 10021

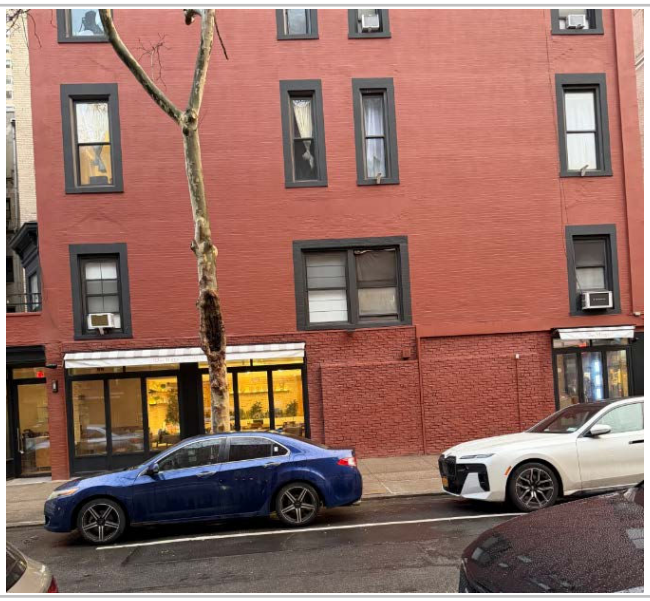
NYS Liquor Authority Information
NYSLA Serial No: 6086283
License Type: On-Premises
Name of License: 961 Rest LLC
Title of Representative: Member
Name of Certificate Holder: Constantinos Pashalis

Business hours
Sun:
11:00 AM- 11:00 PM
Mon:
11:00 AM- 11:00 PM
Tues:
11:00 AM- 11:00 PM
Wed:
11:00 AM- 11:00 PM
Thurs:
11:00 AM- 11:00 PM
Fri:
11:00 AM- 12:00 AM
Sat:
11:00 AM- 12:00 AM




Chez Margo






Chez Margo

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.

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

Length of sidewalk cafe: 71' 6" feet

Width of sidewalk cafe: 7' 3" feet

DINING OUT NEW YORK CITY DOT

Eric Adams, Mayor
Ydanis Rodriguez, Commissioner

Sidewalk Cafe Site Plan Form

Applicant Name: 961 Rest. LLC

Restaurant Name: Dear Margo

FSEP Number: 50182541

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

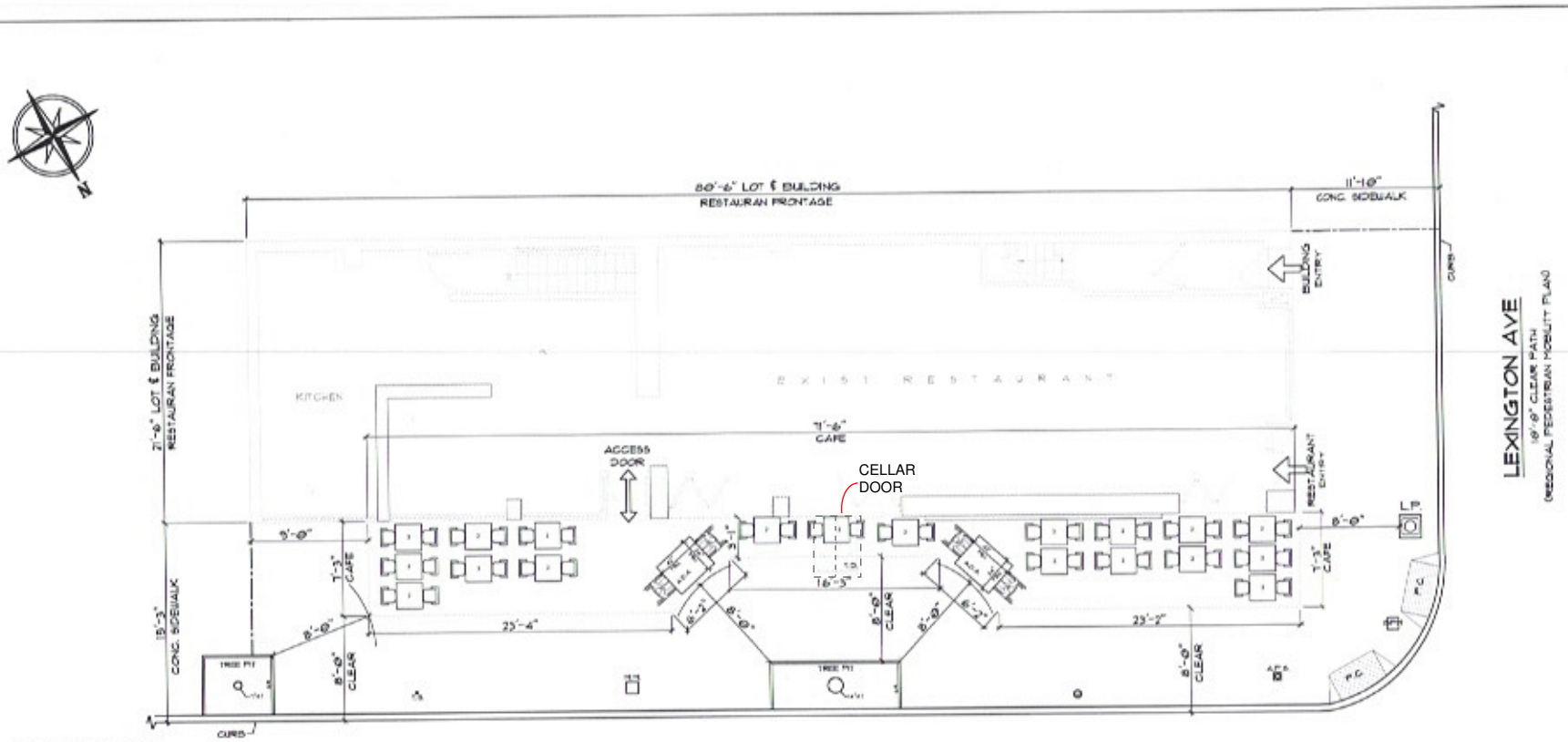
Cafe perimeter shown as:
- Lines indicating perimeter
- Length and width

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



AREA OF UNENCLOSED SIDEWALK CAFE : 428.04 S.F.

OCCUPANCY:

NUMBER OF TABLES: 21

NUMBER OF CHAIRS 21 X 2 = 42 CHAIRS

PLAN

SCALE 1/8"=1'-0"

EAST 10TH STREET

8'-0" CLEAR PATH

(NEIGHBORHOOD PEDESTRIAN MOBILITY PLAN)

LEGEND:

A.D.A.	2 TABLES, 2 CHAIRS
A.P.S.	ACCESSIBLE PEDESTRIAN SIGNALS
L.P.	LIGHT POLE
M.M.	MUN. METER
P.C.	PEDESTRIAN CUT
T.D.	METAL SIDEWALK TRAP DOOR TO CELLAR
T.	TREE
T.S.	TRAFFIC SIGN
W	WATER VALVE

NOTE:
TRAP DOOR (T.D.) TO BE REINFORCED & TO BE CLOSED DURING THE OPERATION OF SIDEWALK CAFE.

✓	03.11.26	FINAL
	12.30.24	PRELIMINARY

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

PROJECT:
961 LEXINGTON AVE, MANHATTAN, NY

OPEN SIDEWALK CAFE
"961 REST LLC"

JOB#: 122418 | 1 OF 1

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	8 feet	☐ S13- Newsstand	_____ feet
☐ S07- Mailbox	_____ feet	■ S14- Streetlight	8 feet
☐ S08- LinkNYC Kiosk	_____ feet	☐ S15- Bus Stop Pole	_____ feet
☐ S09- Wayfinding Kiosk	_____ feet	☐ S16- Fire Hydrant	_____ feet
☐ S10- E-charging Station	_____ feet	☐ S17- Bus Stop Shelter	_____ feet
■ S11- Parking Meter	8 feet	■ S18- Traffic Signal	8 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		

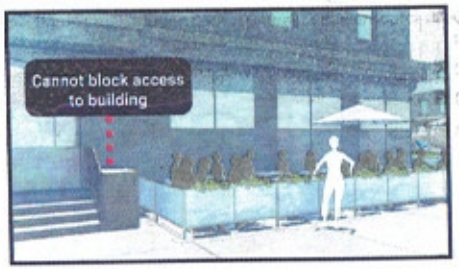
Elements with minimum 3 feet clearance from sidewalk cafe:

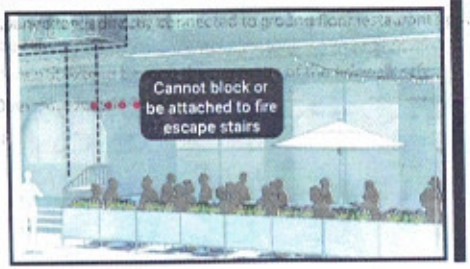
☐ S28- Elevated Train Infrastructure	_____ feet	☐ S29- Transformer Vault	_____ feet

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

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

☐ 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.