Valerie S. Mason
Chair

Ian McKnight
District Manager

505 Park Avenue, Suite 620
New York, N.Y. 10022-1106
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com – Website
info@cb8m.com – E-Mail

The City of New York
Community Board 8 Manhattan

July 20, 2026

Lily M. Fan, Chair
State Liquor Authority
80 South Swan Street, Suite 900
Albany, NY 12210-8002

RE: Eat Madison 91 LLC, Eli's Essentials 26 East 91st Street Aka 1270 Madison (Between Fifth Avenue and Madison Avenue) Alteration for Expansion onto Municipal Property

Dear Chair Fan,

Applications will only be approved based upon the applicant's agreement to the following stipulations:

1. **Abide by the NYC bicycle laws and guidelines and shall make all reasonable efforts to ensure that any third-party delivery service you contract with abides by the laws and guidelines.**
2. **Will only use lawful vehicles and/or means of transportation for deliveries and make all reasonable efforts to ensure any third-party delivery services do the same.**
3. **Have your delivery persons wear the proper attire such as helmets, identifiable clothing, etc. and make all reasonable efforts to ensure that any third-party delivery service you contract with shall wear proper attire such as helmets, identifiable clothing, etc.**
4. **Not to participate in bar or pub crawls.**
5. **Will comply and remain in compliance with all DOT rules and regulations for outdoor cafés, including the removal of any unlawful existing structures.**
6. **If you have any outdoor dining space, either a sidewalk café or roadway dining, not serve alcohol in those outdoor spaces beyond 10 PM.**
7. **If you have the right to lawfully use any outdoor rear yard space (enclosed or unenclosed), cease use of such space no later than 10 PM.**
8. **Remove the Street Life Committee meeting notices you posted following the next applicable Full Board meeting on the date indicated on the notice.**

At the Full Board meeting of Community Board 8 Manhattan held on July 15, 2026, the Board unanimously approved the following resolution by a vote of 44 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause:

WHEREAS this is an Alteration for Expansion onto Municipal Property; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations above; therefore

BE IT RESOLVED that the application is **APPROVED, subject to the stipulations above.**

Please advise this office of any action taken regarding this matter.

Sincerely,

Valerie S. Mason *Lindsey Cormack, Miles Fink, and Abraham Salcedo*

Valerie S. Mason
Chair

Lindsey Cormack, Miles Fink, and Abraham Salcedo
Co-Chairs, Street Life Committee

cc: Honorable Kathy Hochul, Governor of New York State
Honorable Zohran Mamdani, Mayor of the City of New York
Honorable Brad Hoylman-Sigal, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member, 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member, 76th Assembly District
Honorable Julie Menin, Speaker, NYC Council, 5th Council District
Honorable Virginia Maloney, NYC Council Member, 4th Council District
Honorable Elsie Encarnacion, NYC Council Member, 8th Council District