

)
)
)SS
)
)



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3
59 East 4th Street - New York, NY 10003
Phone (212) 533-5300
www.cb3manhattan.org - mn03@cb.nyc.gov

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, Angelo Magni, as a qualified representative of I Love Panzerotti NY LLC, located at 130 St Marks Place (West Store), New York, NY agree to the following stipulations:

- 1. I will operate a full-service restaurant, specifically a (type of restaurant) Italian Restaurant / Fast Casual Dining Establishment
 Kitchen open and serving food every night during all hours of operation.
- 2. My hours of operation will be:
Mon 11:00AM - 12:00AM; Tue 11:00AM - 12:00AM; Wed 11:00AM - 12:00AM;
Thu 11:00AM - 12:00AM; Fri 11:00AM - 12:00AM; Sat 11:00AM - 12:00AM; Sun Closed.

(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)

- 3. I will not use outdoor space for commercial use.
- 4. I will operate my sidewalk café no later than _____
- 5. I will employ a doorman/security personnel on the following days: _____
- 6. I will install soundproofing, _____
- 7. I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances. I will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
- 8. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ DJs/ promoted events per _____, more than _____ private parties per _____
- 9. I will play ambient recorded background music only.
- 10. I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
- 11. I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
- 12. I will not participate in pub crawls or have party buses come to my establishment.
- 13. I will not have unlimited drink specials, including boozy brunches, with food.
- 14. I will not have a happy hour or drink specials with or without time limitations OR I will have happy hour and it will end by 8:00PM - Please indicate one of the above -
- 15. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- 16. I will conspicuously post this stipulation form beside my liquor license inside of my business.
- 17. Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Angelo Magni Phone Number: (929) 293 2959

18. I will: _____

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed Angelo Magni

Dated 9 December 2019

Sworn to this 9 day of December 2019

Asaad El Hage
Notary Public

Asaad El Hage
Notarial Officer

US Consulate General Naples, IT

Am



THE CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD 3
 59 East 4th Street - New York, NY 10003
 Phone (212) 533-5300
 www.cb3manhattan.org - mn03@cb.nyc.gov

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Today's Date: _____

APPLICANT

1. Name of applicant and principle(s): _____
2. Premise address: _____
3. Cross streets: _____
4. Trade name (DBA): _____
5. Check which you are applying to: New liquor licence Alteration of an existing license Sale of assets
6. If alteration, describe nature of alteration: _____
7. Is location currently licensed? Yes No
8. Type of license: _____
9. Previous or current use of the location: _____
10. Corporation and trade name of current location: _____
11. Type of building and number of floors: _____
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? Yes No **12a.** What is the permitted occupancy indoors and outdoors? 30 indoors / no outdoors
- * Letter of No Objection has been issued by DOB
13. Do you plan to apply for Public Assembly permit? Yes No
14. What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2): _____
15. How many licensed establishments are within 1 block? _____
16. How many On-Premise (OP) liquor licenses are within 500 feet? _____ (Please note this is a Wine/Beer License application)
17. Is premise within 200 feet of any school or place of worship? Yes No

PROPOSED METHOD OF OPERATION

18. Describe your method of operation: Restaurant / Fast Casual Dining with counter and wait service
19. Will any other business besides food or alcohol service be conducted at premise? Yes No
20. If yes, please describe what type: _____
21. What are the proposed days/hours of operation (specify days/hours each day and hours of outdoor space if applicable):

22. Total number of table: 8+ counter 23. Total number of seats: _____



24. How many stand-up bars/ bar seats are located on the premise? ¹ (same as Service bar) / 3 seats (A **stand up bar** is any bar or counter, whether with seating or not, over which a patron can order, pay for, and receive an alcoholic beverage.)
25. Describe all bars (length, shape, and location): _____
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? _____
28. What type of food is available for sale? _____
29. Will a manager or principal always be on site? Yes No If yes, which? _____
30. How many employees will there be? _____
31. Do you have or plan to install French doors accordion doors or windows?
32. Will there be TVs/monitors? * Yes No (If Yes, how many?) *² Projectors with menu board and info on how to make panzerotti and 1 monitor for Instagram
33. Will premise have music? Yes No **33a.** *If Yes*, what type of music? Live Music Juke box
DJ Tapes/CDs/iPod
34. If other type, please describe: _____
35. What will be the music volume? Background (quiet) Entertainment level
36. Please describe your sound system: _____
37. Will you host any promoted events, scheduled performances or any event at which a cover fee is charged? Yes No
38. *If Yes*, what type of events or performances are proposed and how often? _____
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? _____
We do not expect crowds on sidewalk - if present, we will ensure they are quiet and will place removable queue line
40. Will there be security personnel? Yes No **40a.** *If Yes*, how many and when? _____
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? We will ensure customers are quiet / no loud music permitted
42. Do you have sound proofing installed? Yes No **43.** If not, do you plan to install sound-proofing? Yes No

APPLICANT HISTORY

44. Has this corporation or any principal been licensed previously? Yes No *If yes*, please indicate name of establishment(s): _____
45. Address: _____ **47.** Community Board # _____
46. Dates of operation: Open since April 2019 / Open Monday through Saturday from 11am to 10pm
47. Has any principal had work experience similar to the proposed business? Yes No *If yes*, explanation of experience or resume. Mr. Magni owned and managed in Milan, Italy, a 350 seats restaurant and also owned a Panzerotti place inside a sport center in Milan. In April and in September 2019, he opened 2 panzerotti venues in Manhattan.
48. Does any principal have other businesses in this area? Yes No *If yes*, give trade name and describe type of business: _____
49. Has any principal had SLA reports or action within the past 3 years? Yes No *If yes*, attach list of violations and dates of violations and outcomes.

COMMUNITY OUTREACH

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups.
