



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, ANTHONY MANGIERI as a qualified representative of KTMD HOLDINGS LLC
located at 175 Orchard Street, New York, NY agree to the following stipulations:

1. ☐ I will operate a full-service restaurant, specifically a (type of restaurant) PIZZA
☒ Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be:
Mon 12pm - 12 Am; Tue 12pm - 12 Am; Wed 12pm - 12 Am
Thu 12pm - 12 Am; Fri 12pm - 12 Am; Sat 12pm - 12 Am; Sun 12pm - 12 Am
(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 _____ - 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: ANTHONY MANGIERI Phone Number: 646-692-3475

18. ☐ I will: _____

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

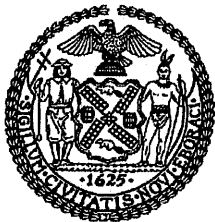
Signed [Signature]

Dated 12-13-19

Sworn to this 13 day of December 2019

Jayant C. Patel
Notary Public

JAYANT C. PATEL
Notary Public, State Of New York
No. 01PA4901007
Qualified in New York County
Commission Expires Oct. 15, 2023



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Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Today's Date: 12/11/2019

APPLICANT

1. Name of applicant and principle(s): KTMD HOLDINGS LLC
2. Premise address: 175 ORCHARD STREET NEW YORK NY 10002
3. Cross streets: STANTON AND HOUSTON
4. Trade name (DBA): Una Pizza Napoletana
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: N/A
7. Is location currently licensed? ☒ Yes ☐ No
8. Type of license: TAVERN WINE
9. Previous or current use of the location: PIZZA RESTAURANT
10. Corporation and trade name of current location: UNA PIZZA NAPOLETANA LLC
11. Type of building and number of floors: MIXED, 5 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? <75
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): C4-4A
15. How many licensed establishments are within 1 block? 13
16. How many On-Premise (OP) liquor licenses are within 500 feet? 41
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: PIZZA RESTAURANT, SAME AS PREVIOUS
19. Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☒ No
20. If yes, please describe what type: N/A
21. What are the proposed days/hours of operation (specify days/hours each day and hours of outdoor space if applicable):
12pm - 12am all days
22. Total number of table: 10
23. Total number of seats: 61

24. How many stand-up bars/ bar seats are located on the premise? 1 bar / 10 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): L SHAPED - 15' X 4'
26. Does premise have a full kitchen? ☐ Yes ☒ No
27. What are the hours kitchen will be open? ALL HOURS OF OPERATION
28. What type of food is available for sale? PIZZA
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? OWNER, TONY
30. How many employees will there be? 1-5
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?) N/A
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: N/A
35. What will be the music volume? ☒ Background (quiet) ☐ Entertainment level
36. Please describe your sound system: SMALL SPEAKERS AND 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? N/A
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? SEE ATTACHED
40. Will there be security personnel? ☐ Yes ☒ No 40a. If Yes, how many and when? N/A
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? ATTACHED
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): UNA PIZZA NAPOLETANA LLC (CURRENT LICENSEE AT PREMISE)
45. Address: 175 ORCHARD ST 47. Community Board # 3
46. Dates of operation: 05/2018 - PRESENT
47. Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If yes, explanation of experience or resume.
48. Does any principal have other businesses in this area? ☒ Yes ☐ No If yes, give trade name and describe type of business: EXISTING 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.

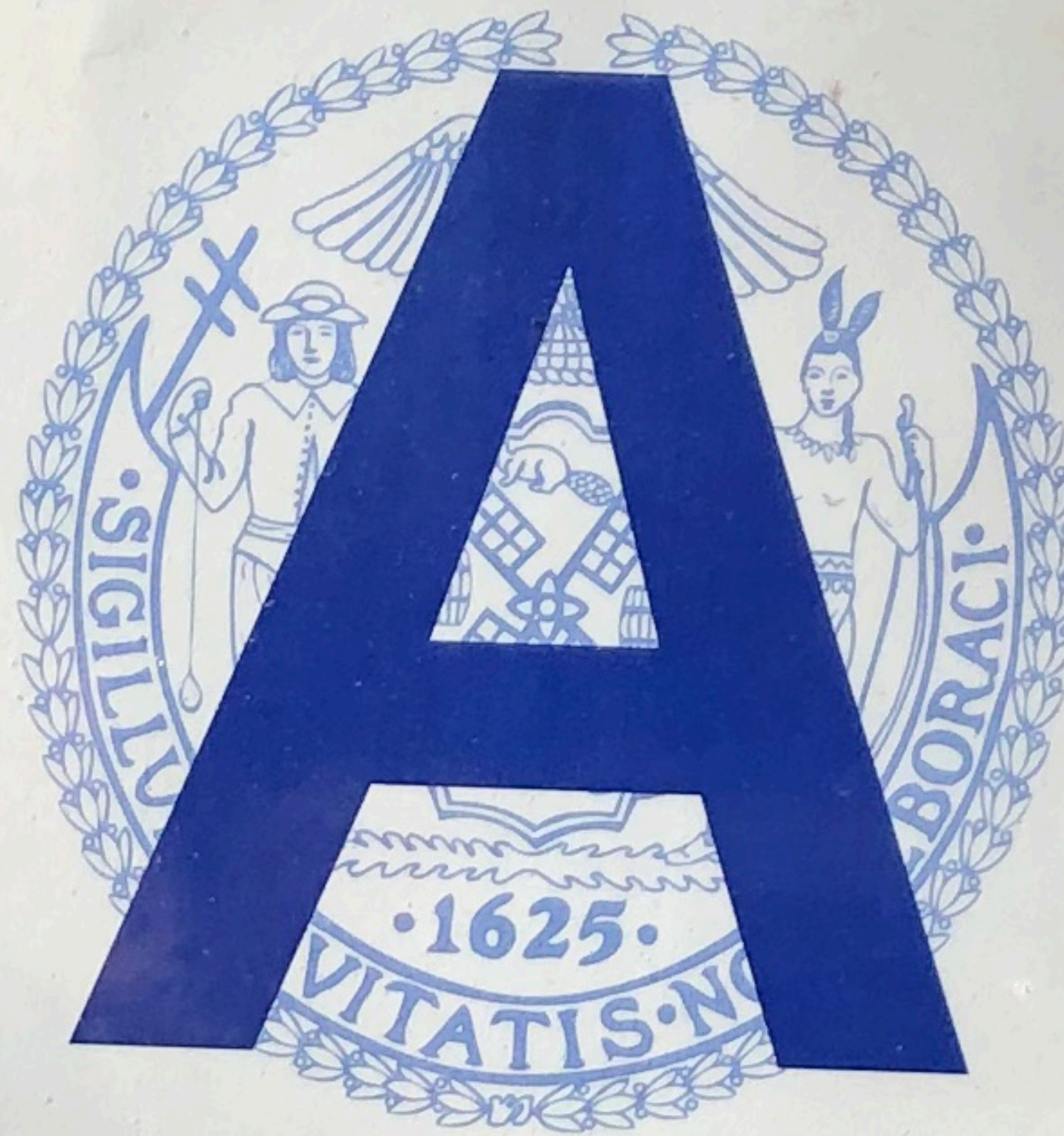
RE: Management of vehicular traffic and crowds on the sidewalk

This establishment is within close proximity to public transportation options, such as subways and buses, so the applicant does not expect many people to travel to the restaurant in a car. Therefore, there will be no excess of vehicular traffic due to the operation of this establishment. Additionally, a manger or principal will be on premise at all times to monitor any crowds on the sidewalk. The applicant has agreed to have no wait lines in front of his restaurant.

RE: Plan to mange Noise Inside and Outside the Business

The applicant will install soundproof ing to ensure that no sound will escape the premises. There are also no plans to serve food or drinks anywhere outside of the premises, which would create noise for neighbors. Additionally, there will be a manager and/or owner on the premises at all times, who will be able to make sure that there is no excessive noise coming from the premises.

SANITARY INSPECTION GRADE



Card Number FA0202980
Establishment Name UNA PIZZA
Date Issued 3/19/2019
Inspection Date 3/19/2019
Address 175 ORCHARD STREET
Borough Manhattan Zip Code 10002

NYC
Health

For additional information
or a copy of an inspection
report, call 311 or visit
nyc.gov/health

ATTENTION RESIDENTS & NEIGHBORS 第 3 社區居民 請注意

KTMD HOLDINGS LLC - UNA PIZZA NAPOLETANA

公司名字(Company) and/和 聯繫人的資料 (Contact Info)

Plans to open a (以上的店主想要在第三社區申請生意相關牌照擴展生意)

PIZZA RESTAURANT

(請選擇/please choose) 酒吧 (Bar)/餐館 (Restaurant)
戶外咖啡 (Sidewalk Café) or 或者
後院花園咖啡 (Backyard Use)

175 ORCHARD STREET

Address/生意地址

seeking a license to serve(以上的店主想要請以下相關牌照)

BEER AND WINE

(請選擇/please choose) 啤酒和酒牌照 (Beer & Wine) or/或者
啤酒牌照 (Beer) or/或者
酒和烈酒牌照 (Wine & Liquor)

如有任何疑問或關注, 請聯繫申請者或第三社區委員會
mn03@cb.nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

KTMD HOLDINGS LLC - UNA PIZZA NAPOLETANA

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

PIZZA RESTAURANT

(Please choose) Bar/ Restaurant
sidewalk café/backyard use

(Favor de escoger) una Barra/un Restaurante
un café de acera o un patio de atrás

175 ORCHARD STREET

address

dirección

Seeking a license to serve

En búsqueda de una
licencia para servir:

BEER AND WINE

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

At COMMUNITY BOARD 3
SLA & DCA Licensing
Committee Meeting

En la JUNTA COMUNITARIA 3
La reunión del Comité
de Licencias del SLA y del DCA

Si hay preguntas o inquietudes, favor de comuníquese con el solicitante o
la Junta Comunitaria 3.
mn03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

KTMD HOLDINGS LLC - UNA PIZZA NAPOLETANA

Company/DBA Name and Contact Number for Questions

plans to open a
PIZZA RESTAURANT

(Please choose) Bar/ Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location
175 ORCHARD STREET

Building Number and Street Name (Address)

This establishment is seeking a license to serve
BEER AND WINE

Beer & Wine or Beer

NAME: UNA PIZZA/TONY
PHONE NUMBER: 646-692-3475

Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 3
With any questions or concerns.
mn03@cb.nyc.gov - www.cb3manhattan.org