

**MANHATTAN COMMUNITY BOARD 1**  
**Liquor License Application Questionnaire**  
**Summary Revised 3/2024**

1- Applicant Name

**NICOLA MARZOVILLA**

2- Establishment Name (Corporate & DBA)

**ND TRIBECA INC D/B/A NONNA DORA TRIBECA**

3- Address for Proposed License

**200 CHURCH STREET, NEW YORK, NY 10013**

4- Type of License (Full liquor/OP, beer and wine, etc.) **Full Liquor/OP**

7.1 Type of application

☒ New    ☐ Alteration    ☐ Change in Method of Operation,    ☐ Corporate Change,  
☐ Class Change

5- Proposed Days/Hours of Operation

Mon - Thurs **11am-12am**    Fri - Sat **11am - 1am**    Sun **11am-10pm**

4.1 What floor(s) is the establishment on? **Ground floor & Basement**

6- Square Footage of Location **2320-Ground Floor, 832- Mezzi, 560 Basement**

7- Method of Operations (bar restaurant, Catering, etc)

**Bar restaurant**

8- Outdoor Seating? ☒ Sidewalk ☐ Roadbed ☐ Rooftop, ☐ Terrace, or ☐ Other outside

8.1 Do you intend to apply for DOT Outdoor dining permit? ☒ Yes ☐ No

9- Type of Music? ☐ Live ☐ Recorded ☐ DJ

10- Volume of Music? ☐ Background    ☐ Other

*(no sound from events, performances or music will be heard outside the premises or by neighbors)*

11- Where will the kitchen exhaust system vent to? **Roof**

12- Applicant's Previous Licensed Establishments and Addresses

**Valdome Inc d/b/a ITrulli Restaurant**  
**122 E. 27th Street**  
**New York, NY 10016**

This Liquor License Application Questionnaire Summary will be made available to the public one week prior to the Licensing and Permits Committee meeting. Any information provided herein is superseded by that described in the final stipulation sheet that will be agreed upon by the applicant and the Licensing and Permits Committee of Community Board 1.

**Manhattan Community Board 1 Liquor License Stipulations**

I, Nicola Marzovilla, as a qualified representative of ND Tribeca Inc.,  
located at 200 Church St., NY, NY 10007, New York, New York, agree to  
the following stipulations for the applicant's Method of Operation for their on-premises liquor license

(1) My requested hours of operation are 11am-12a Monday – Thursday, 11am-1a Friday – Saturday, 11am-1c Sunday

(1.a) CB approved hours of operation 11a-12a Monday – Thursday, 11a-1a Friday – Saturday, 11a-10p Sunday  
(I understand this to mean that all patrons will be cleared from the establishment at the specified hour).

(2) I will operate a full-service, (please describe type of establishment):

restaurant with full food service until one hour(s) before closing.

(3) I will install soundproofing (please describe type) existing  
(please describe location) \_\_\_\_\_

(4) I will have: DJs ☐ Yes ☒ No Live Music ☐ Yes ☒ No Recorded Music ☒ Yes ☐ No Dancing ☐ Yes ☒ No  
Promoted events ☐ Yes ☒ No Cover events ☐ Yes ☒ No Scheduled performances ☐ Yes ☒ No

(5) Volume of music, events, performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music. ☒

(6) I will close all doors and windows by \_\_\_\_\_ Mon- Thur, \_\_\_\_\_ Fri - Sat \_\_\_\_\_ Sun.

☒ I will not have open doors or windows.

(7) I will have delivery of regular supplies, goods and services during the hours of 9-2pm

(8) I will have garbage collected during the hours of 9pm-12am

(9) I will employ a doorman/security personnel on the following days and hours: n/a

(10) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents. ☒

(11) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1. ☒

(12) I will not apply for a sidewalk café license until at least a year after beginning operation. ☐ Yes ☐ No

(13) I will conspicuously post this stipulation form beside my liquor license inside of my business. ☒

(14) I confirm that I have no violations from previous establishments for which I have served as a principal.

(15) I will (additionally):

add to the premises noise absorbing measures, and will employ a sound engineer to rectify any future sound issues.

(16) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Nicola Marzovilla Phone Number: 917.669.7372

Alternate Contact: Maria Murphy Phone Number: 914.548.0393

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

Signed \_\_\_\_\_

Dated \_\_\_\_\_

Sworn to this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

Rev. 3/2024

# Manhattan Community Board 1 Liquor License Stipulations for Large Venue Establishments

A "large venue" as defined by the NYC Department of Building designation on public assembly is an establishment designed to hold 75 persons or more

Name of Establishment: ND Tribeca Inc., Nonna Dora Tribeca

Address: 200 Church Street, New York, NY 10013

(1) I will follow the recommendations made by the sound engineer and outlined in the acoustical testing report. I will make sure that noise including sound and bass vibrations cannot be heard outside of the premises of my establishment.

(2) I will take the steps outlined in the resolution and in the traffic plan to manage vehicular and pedestrian activity.

(3) I will follow and abide by the conditions set forth in the resolution regarding garbage disposal and collection. Garbage will be collected on the follows days and hours: between 9pm and 12am

(4) I will have delivery of any event supplies, goods and services during the hours of 9am to 2 pm

(5) Lighting that affects the security of the community and quality of life of nearby residents must be considered, and must be appropriately lit while not attracting unsavory elements (e.g. rodents, flies, mold, hazardous substances, etc.)

(6) I understand that I must submit a notice to the community board for a street activity permit for my licensed establishment at least 45 days in advance

(7) I understand that I must appear before the Licensing & Permits Committee if I am applying for an expansion onto municipal property and provide proof of receipt of the 30-day Standardized Notice form, a block plot diagram detailing the municipal space I am expanding to, and documentation confirming the municipal's approval to use the space. I also agree that I must sign the stipulations sheet outlining the conditions that must be adhered to for the roadbed/sidewalk seating.

(8) Cameras will be used for viewing the entrance and egress.

(9) I agree to follow the conditions outlined in the resolution on security oversight of the establishment to prevent noise, congestion and unruly patrons.

(10) I will (additionally):

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Nicola Marzovilla

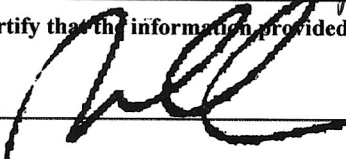
Phone Number: 917.669.7372

Alternate Contact: MARIA MURPHY

Phone Number: 914.548.0393

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

Signed



Dated

4/10/25

Sworn to this

10<sup>th</sup>

day of

April, 2025

Notary Public

Samantha A. Murphy

SAMANTHA A. MURPHY NOTARY PUBLIC, STATE OF NEW YORK Registration No. 02MU6411037 Qualified in Putnam County Commission Expires December 31, 2028
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Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

**MANHATTAN COMMUNITY BOARD 1**  
**Liquor License Application Questionnaire**  
**Summary Revised 3/2024**

- 1- Applicant Name  
**HHC FULTON RETAIL LLC, HHC LAWN GAMES LLC, THE LAWN CLUB NYC LL & CREATIVE CULINARY MANAGEMENT COMPANY LLC**
- 2- Establishment Name (Corporate & DBA)  
**Bar Snack // The Lawn Club // Snack Out**
- 3- Address for Proposed License  
**1 Fulton Street, New York, NY 10038**
- 4- Type of License (Full liquor/OP, beer and wine, etc.) **Full Liquor/OP**
- 7.1 Type of application  
☐ New ☒ **Alteration** ☐ Change in Method of Operation, ☐ Corporate Change,  
☐ Class Change
- 5- Proposed Days/Hours of Operation  
Mon - Thurs **8am-2am** Fri - Sat **8am-2am** Sun **10am-1am**
- 4.1 What floor(s) is the establishment on? **Ground Floor**
- 6- Square Footage of Location **44,143 sq. ft.**
- 7- Method of Operations (bar restaurant, Catering, etc)  
**Restaurant, Indoor Lawn Games**
- 8- Outdoor Seating? ☒ Sidewalk ☐ Roadbed ☐ Rooftop, ☐ Terrace, or ☒ Other outside  
8.1 Do you intend to apply for DOT Outdoor dining permit? ☐ Yes ☒ No N/A
- 9- Type of Music? ☒ Live ☒ Recorded ☒ DJ
- 10- Volume of Music? ☒ Background ☒ Other  
(no sound from events, performances or music will be heard outside the premises or by neighbors)
- 11- Where will the kitchen exhaust system vent to? **West side of building**
- 12- Applicant's Previous Licensed Establishments and Addresses

**Several affiliated licenses through Seaport**

This Liquor License Application Questionnaire Summary will be made available to the public one week prior to the Licensing and Permits Committee meeting. Any information provided herein is superseded by that described in the final stipulation sheet that will be agreed upon by the applicant and the Licensing and Permits Committee of Community Board 1.

**Manhattan Community Board 1 Liquor License Stipulations**

I, Matt Partridge, as a qualified representative of HHC FULTON RETAIL LLC, HHC LAWN GAMES LLC, THE LAWN CLUB NYC LLC & CREATIVE CULINARY MANAGEMENT COMPANY LLC, located at 1 Fulton Street, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their OP Restaurant license

(1) My requested hours of operation are 8am-2am Monday – Thursday, 8am-2am Friday – Saturday, 10am-4 Sunday

(1.a) CB approved hours of operation Monday – Thursday, Friday – Saturday, Sunday  
(I understand this to mean that all patrons will be cleared from the establishment at the specified hour).

(2) I will operate a full-service, (please describe type of establishment):

Restaurant/Indoor Lawn Games with full food service until hour(s) before closing.

(3) I will install soundproofing (please describe type) One inch of K13 Sound Matting on ceiling  
(please describe location) \_\_\_\_\_

(4) I will have: DJs ☒ Yes ☐ No Live Music ☒ Yes ☐ No Recorded Music ☐ Yes ☐ No Dancing ☐ Yes ☒ No  
Promoted events ☐ Yes ☒ No Cover events ☐ Yes ☒ No Scheduled performances ☐ Yes ☒ No

(5) Volume of music, events, performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music. ☒

(6) I will close all doors and windows by N/A Mon- Thur, N/A Fri - Sat N/A Sun.

☒ I will not have open doors or windows.

(7) I will have delivery of regular supplies, goods and services during the hours of 6am-10pm

(8) I will have garbage collected during the hours of 10pm-6am

(9) I will employ a doorman/security personnel on the following days and hours: when necessary

(10) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents. ☒

(11) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1. ☒

(12) I will not apply for a sidewalk café license until at least a year after beginning operation. ☐ Yes ☐ No ☐ N/A

(13) I will conspicuously post this stipulation form beside my liquor license inside of my business. ☒

(14) I confirm that I have 0 violations from previous establishments for which I have served as a principal.

(15) I will (additionally):

(16) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Matt Partridge Phone Number: 646 762-4791

Alternate Contact: \_\_\_\_\_ Phone Number: \_\_\_\_\_

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

Lisette Lopez  
Signed

3/24/25  
Dated

Sworn to this 24 day of March, 2025

Notary Public



Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

Rev. 3/2024

## Manhattan Community Board 1 Liquor License Stipulations for Large Venue Establishments

A "large venue" as defined by the NYC Department of Building designation on public assembly is an establishment designed to hold 75 persons or more

HHC FULTON RETAIL LLC, HHC LAWN GAMES LLC, THE LAWN CLUB NYC LLC & CREATIVE  
Name of Establishment: CULINARY MANAGEMENT COMPANY LLC

Address: 1 Fulton Street, New York, NY 10038

- (1) I will follow the recommendations made by the sound engineer and outlined in the acoustical testing report. I will make sure that noise including sound and bass vibrations cannot be heard outside of the premises of my establishment.
- (2) I will take the steps outlined in the resolution and in the traffic plan to manage vehicular and pedestrian activity.
- (3) I will follow and abide by the conditions set forth in the resolution regarding garbage disposal and collection. Garbage will be collected on the follows days and hours: 10pm-6am
- (4) I will have delivery of any event supplies, goods and services during the hours of 6am-10pm
- (5) Lighting that affects the security of the community and quality of life of nearby residents must be considered, and must be appropriately lit while not attracting unsavory elements (e.g. rodents, flies, mold, hazardous substances, etc.)
- (6) I understand that I must submit a notice to the community board for a street activity permit for my licensed establishment at least 45 days in advance
- (7) I understand that I must appear before the Licensing & Permits Committee if I am applying for an expansion onto municipal property and provide proof of receipt of the 30-day Standardized Notice form, a block plot diagram detailing the municipal space I am expanding to, and documentation confirming the municipal's approval to use the space. I also agree that I must sign the stipulations sheet outlining the conditions that must be adhered to for the roadbed/sidewalk seating.
- (8) Cameras will be used for viewing the entrance and egress.
- (9) I agree to follow the conditions outlined in the resolution on security oversight of the establishment to prevent noise, congestion and unruly patrons.
- (10) I will (additionally):

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Matt Partridge Phone Number: 646 762-4791

Alternate Contact: \_\_\_\_\_ Phone Number: \_\_\_\_\_

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

Lisette Magaly  
Signed

3/24/25  
Dated



Sworn to this 24<sup>th</sup> day of March, 2025

Notary Public

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

**MANHATTAN COMMUNITY BOARD 1**  
**Liquor License Application Questionnaire**  
**Summary Revised 3/2024**

1- Applicant Name

**Complete Cafe LLC**

2- Establishment Name (Corporate & DBA)

**Complete Cafe LLC**

3- Address for Proposed License

**30 Broad Street, New York, NY 10004**

4- Type of License (Full liquor/OP, beer and wine, etc.) **OP, wine, beer & cider**

7.1 Type of application

☒ New    ☐ Alteration    ☐ Change in Method of Operation,    ☐ Corporate Change,  
☐ Class Change

5- Proposed Days/Hours of Operation

Mon - Thurs 8am - 7pm    Fri - Sat 8am - 9pm    Sun 8am - 8pm

4.1 What floor(s) is the establishment on? **Ground Floor**

6- Square Footage of Location **Approx. 2,375**

7- Method of Operations (bar restaurant, Catering, etc)

**Restaurant**

8- Outdoor Seating? ☐ Sidewalk ☐ Roadbed ☐ Rooftop, ☐ Terrace, or ☐ Other outside

8.1 Do you intend to apply for DOT Outdoor dining permit? ☐ Yes ☒ No

9- Type of Music? ☐ Live ☒ Recorded ☐ DJ

10- Volume of Music? ☒ Background    ☐ Other

*(no sound from events, performances or music will be heard outside the premises or by neighbors)*

11- Where will the kitchen exhaust system vent to? **External Exhaust Vent**

12- Applicant's Previous Licensed Establishments and Addresses

**n/a**

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**MANHATTAN COMMUNITY BOARD 1**  
**Liquor License Application Questionnaire**  
**Summary Revised 3/2024**

**NOTORIZED**

1- Applicant Name

**Harley Hendrix**

2- Establishment Name (Corporate & DBA)

**Hall Des Lumieres**

3- Address for Proposed License

**49 Chambers Street New York, NY 10007**

4- Type of License (Full liquor/OP, beer and wine, etc.) **full liquor**

7.1 Type of application

☒ New    ☐ Alteration    ☐ Change in Method of Operation,    ☐ Corporate Change,  
☐ Class Change

5- Proposed Days/Hours of Operation

Mon - Thurs **9AM-2AM**    Fri - Sat **9AM-2AM**    Sun **9AM-2AM**

4.1 What floor(s) is the establishment on? **Ground Level and**

**Basement**

6- Square Footage of Location **21,452**

7- Method of Operations (bar restaurant, Catering, etc)

**Catering**

8- Outdoor Seating? ☐ Sidewalk ☐ Roadbed ☐ Rooftop, ☐ Terrace, or ☒ other outside

8.1 Do you intend to apply for DOT Outdoor dining permit? ☐ Yes ☒ No

9- Type of Music? ☐ Live ☐ Recorded ☐ DJ

10- Volume of Music? ☐ Background    ☒ Other

*(no sound from events, performances or music will be heard outside the premises or by neighbors)*

11- Where will the kitchen exhaust system vent to? **No exhaust**

12- Applicant's Previous Licensed Establishments and Addresses

**Cipriani Events**

**Glass House**

**Manhattan Community Board 1 Liquor License Stipulations**  
I, Harley Hendrix, as a qualified representative of Hall Des Lumieres,  
located at 49 Chambers Street New York, NY 10007, New York, New York, agree to  
the following stipulations for the applicant's Method of Operation for their \_\_\_\_\_ license

(1) My requested hours of operation are 9AM-2AM Monday – Thursday, 9AM-2AM Friday – Saturday, 9AM-2AM Sunday  
(1.a) CB approved hours of operation 10AM-12AM Monday – Thursday, 10AM-2AM Friday – Saturday, 10AM-12AM Sunday  
(I understand this to mean that all patrons will be cleared from the establishment at the specified hour).

(2) I will operate a full-service, (please describe type of establishment):

Catering Hall with full food service until 1 hour(s) before closing.

(3) I will install soundproofing (please describe type) Existing

(please describe location) Landmarked building- limited in ability to install soundproofing

(4) I will have: DJs ☒ Yes ☐ No Live Music ☒ Yes ☐ No Recorded Music ☒ Yes ☐ No Dancing ☒ Yes ☐ No  
Promoted events ☒ Yes ☐ No Cover events ☒ Yes ☐ No Scheduled performances ☐ Yes ☒ No

(5) Volume of music, events, performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music. ☒

(6) I will close all doors and windows by \_\_\_\_\_ Mon- Thur, \_\_\_\_\_ Fri - Sat \_\_\_\_\_ Sun.

☒ I will not have open doors or windows.

(7) I will have delivery of regular supplies, goods and services during the hours of 9AM-7PM

(8) I will have garbage collected during the hours of Friday 9AM-5PM

(9) I will employ a doorman/security personnel on the following days and hours: During load-in/out and events

(10) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents. ☒

(11) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1. ☒

(12) I will not apply for a sidewalk café license until at least a year after beginning operation. ☐ Yes ☐ No

(13) I will conspicuously post this stipulation form beside my liquor license inside of my business. ☒

(14) I confirm that I have 0 violations from previous establishments for which I have served as a principal.

(15) I will (additionally):

**operate entirely in-house by removing the need for constant in and out loading by vendors for every event and instead use our own equipment, permits and supplies. I will reduce the number of events offered by increasing pricing per event. I will host no more than 100 evening events a year (in addition to daytime events). I will host 20 special/wedding events per year, held only on Sunday, Monday or Thursdays 10am-2am to accommodate cultural weddings. I will inform the condo residents prior to any of these special events. I will not host New Years Eve parties.**

(16) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Harley Hendrix Phone Number: 917-647-6252

Alternate Contact: \_\_\_\_\_ Phone Number: \_\_\_\_\_

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

Harley Hendrix

05/21/2025

May 2, 2025

Signed

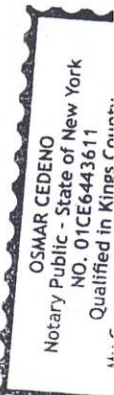
Dated

Sworn to this 02 day of May 2025

Chris [Signature]  
Notary Public

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

Rev. 3/2024



# Manhattan Community Board 1 Liquor License Stipulations for Large Venue Establishments

A "large venue" as defined by the NYC Department of Building designation on public assembly is an establishment designed to hold 75 persons or more

Name of Establishment: Hall Des Lumieres

Address: 49 Chambers Street New York, NY 10007

- (1) I will follow the recommendations made by the sound engineer and outlined in the acoustical testing report. I will make sure that noise including sound and bass vibrations cannot be heard outside of the premises of my establishment.
- (2) I will take the steps outlined in the resolution and in the traffic plan to manage vehicular and pedestrian activity.
- (3) I will follow and abide by the conditions set forth in the resolution regarding garbage disposal and collection. Garbage will be collected on the follows days and hours: Fridays between 9AM-5PM
- (4) I will have delivery of any event supplies, goods and services during the hours of 9AM-7PM
- (5) Lighting that affects the security of the community and quality of life of nearby residents must be considered, and must be appropriately lit while not attracting unsavory elements (e.g. rodents, flies, mold, hazardous substances, etc.)
- (6) I understand that I must submit a notice to the community board for a street activity permit for my licensed establishment at least 45 days in advance
- (7) I understand that I must appear before the Licensing & Permits Committee if I am applying for an expansion onto municipal property and provide proof of receipt of the 30-day Standardized Notice form, a block plot diagram detailing the municipal space I am expanding to, and documentation confirming the municipal's approval to use the space. I also agree that I must sign the stipulations sheet outlining the conditions that must be adhered to for the roadbed/sidewalk seating.
- (8) Cameras will be used for viewing the entrance and egress.
- (9) I agree to follow the conditions outlined in the resolution on security oversight of the establishment to prevent noise, congestion and unruly patrons.
- (10) I will (additionally):

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Harley Hendrix

Phone Number: 917-647-6252

Alternate Contact: \_\_\_\_\_

Phone Number: \_\_\_\_\_

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

Harley Hendrix

Signed

03/21/2025

Dated

Sworn to this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

**MANHATTAN COMMUNITY BOARD 1**  
**Liquor License Application Questionnaire**  
**Summary Revised 3/2024**

1- Applicant Name

**HHC BRIDGEVIEW LLC & CREATIVE CULINARY MANAGEMENT COMPANY LLC**

2- Establishment Name (Corporate & DBA)

3- Address for Proposed License

**95 South Street, New York, NY 10038**

4- Type of License (Full liquor/OP, beer and wine, etc.) **Full Liquor/OP**

7.1 Type of application

☐ New ☒ Alteration ☐ Change in Method of Operation, ☐ Corporate Change,  
☐ Class Change

5- Proposed Days/Hours of Operation

Mon - Weds **11am-1am** Thurs - Sat **11am-2am** Sun **11am-1am**

4.1 What floor(s) is the establishment on? **3,4, Rooftop**

6- Square Footage of Location **53,880 SF**

7- Method of Operations (bar restaurant, Catering, etc)

**Restaurant/Bar/Event Space**

8- Outdoor Seating? ☐ Sidewalk ☐ Roadbed ☒ Rooftop, ☐ Terrace, or ☒ other outside

8.1 Do you intend to apply for DOT Outdoor dining permit? ☐ Yes ☒ No

9- Type of Music? ☒ Live ☒ Recorded ☒ DJ

10- Volume of Music? ☒ Background ☒ Other

*(no sound from events, performances or music will be heard outside the premises or by neighbors)*

**Existing Space at bulkhead above restaurant**

11- Where will the kitchen exhaust system vent to? **next to cooling tower**

12- Applicant's Previous Licensed Establishments and Addresses

**Several affiliated licenses through Seaport**

This Liquor License Application Questionnaire Summary will be made available to the public one week prior to the Licensing and Permits Committee meeting. Any information provided herein is superseded by that described in the final stipulation sheet that will be agreed upon by the applicant and the Licensing and Permits Committee of Community Board 1.

# Manhattan Community Board 1 Liquor License Stipulations

I, Matt Partridge, as a qualified representative of HHC Bridgeview LLC & Creative Culinary Management Company LLC, located at 95 South Street, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their Restaurant On-Premise license

(1) My requested hours of operation are 11a-1a Monday – Weds., 11a-2a Thurs. – Saturday, 11a-1a Sunday

(1.a) CB approved hours of operation 11a-1a Monday – weds. 11a-2a ~~Thursday~~ – Saturday, 11a-1a Sunday  
(I understand this to mean that all patrons will be cleared from the establishment at the specified hour).

(2) I will operate a full-service, (please describe type of establishment):

Restaurant/Bar/Event Space with full food service until \_\_\_\_\_ hour(s) before closing.

(3) I will install soundproofing (please describe type) vibration isolators beneath the subwoofers  
(please describe location) \_\_\_\_\_

(4) I will have: DJs ☒ Yes ☐ No Live Music ☒ Yes ☐ No Recorded Music ☒ Yes ☐ No Dancing ☒ Yes ☐ No  
Promoted events ☒ Yes ☐ No Cover events ☒ Yes ☐ No Scheduled performances ☒ Yes ☐ No

(5) Volume of music, events, performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music. ☒

(6) I will close all doors and windows by N/A Mon- Thur, N/A Fri - Sat N/A Sun.

☐ I will not have open doors or windows.

(7) I will have delivery of regular supplies, goods and services during the hours of 6am - 10pm

(8) I will have garbage collected during the hours of 10pm-6am

(9) I will employ a doorman/security personnel on the following days and hours: when necessary

(10) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents. ☒

(11) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1. ☒

(12) I will not apply for a sidewalk café license until at least a year after beginning operation. ☐ Yes ☐ No

(13) I will conspicuously post this stipulation form beside my liquor license inside of my business. ☒

(14) I confirm that I have 0 violations from previous establishments for which I have served as a principal.

(15) I will (additionally):

(16) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Matt Partridge Phone Number: 646 762-4791

Alternate Contact: \_\_\_\_\_ Phone Number: \_\_\_\_\_

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

Signed Lisette Magel

Dated 3/24/25

Sworn to this 24th day of March, 2025

Notary Public



Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

Rev. 3/2024

# Manhattan Community Board 1 Liquor License Stipulations for Large Venue Establishments

A "large venue" as defined by the NYC Department of Building designation on public assembly is an establishment designed to hold 75 persons or more

Name of Establishment: HHC Bridgeview LLC & Creative Culinary Management Co. LLC

Address: 95 South Street, New York, NY 10038

(1) I will follow the recommendations made by the sound engineer and outlined in the acoustical testing report. I will make sure that noise including sound and bass vibrations cannot be heard outside of the premises of my establishment.

(2) I will take the steps outlined in the resolution and in the traffic plan to manage vehicular and pedestrian activity.

(3) I will follow and abide by the conditions set forth in the resolution regarding garbage disposal and collection. Garbage will be collected on the follows days and hours: 10pm - 6am

(4) I will have delivery of any event supplies, goods and services during the hours of 6am - 10pm

(5) Lighting that affects the security of the community and quality of life of nearby residents must be considered, and must be appropriately lit while not attracting unsavory elements (e.g. rodents, flies, mold, hazardous substances, etc.)

(6) I understand that I must submit a notice to the community board for a street activity permit for my licensed establishment at least 45 days in advance

(7) I understand that I must appear before the Licensing & Permits Committee if I am applying for an expansion onto municipal property and provide proof of receipt of the 30-day Standardized Notice form, a block plot diagram detailing the municipal space I am expanding to, and documentation confirming the municipal's approval to use the space. I also agree that I must sign the stipulations sheet outlining the conditions that must be adhered to for the roadbed/sidewalk seating.

(8) Cameras will be used for viewing the entrance and egress.

(9) I agree to follow the conditions outlined in the resolution on security oversight of the establishment to prevent noise, congestion and unruly patrons.

(10) I will (additionally):

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Matt Partridge Phone Number: 646-762-4791

Alternate Contact: \_\_\_\_\_ Phone Number: \_\_\_\_\_

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

Lisette Magy  
Signed

3/24/25  
Dated



Sworn to this 24th day of March, 2025

Notary Public

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

**MANHATTAN COMMUNITY BOARD 1**  
**Liquor License Application Questionnaire**  
**Summary Revised 3/2024**

1- Applicant Name

**Threefold Holdings LLC**

2- Establishment Name (Corporate & DBA)

**Threes Brewing**

3- Address for Proposed License

**517 Clayton Road, New York, NY 10004 (Liggett Terrace, Site A)**

4- Type of License (Full liquor/OP, beer and wine, etc.) **Full liquor/Summer seasonal**

7.1 Type of application

☐ New   ☐ Alteration   ☐ Change in Method of Operation,   ☐ Corporate Change,  
☒ Class Change

Note: regular operations will be Saturday and Sundays;  
the business may open Mondays through Fridays on occasion.

5- Proposed Days/Hours of Operation

Mon - Thurs 12 pm - 7 pm   Fri - Sat 12 pm - 9 pm   Sun 12 pm - 7 pm

4.1 What floor(s) is the establishment on? **Ground Floor**

**(Shipping Containers/Deck)**

6- Square Footage of Location **Approx 5,000 sq feet**

7- Method of Operations (bar restaurant, Catering, etc)

**Cafe & beer garden**

(shipping  
containers and  
deck between)

8- Outdoor Seating? ☐ Sidewalk ☐ Roadbed ☐ Rooftop, ☐ Terrace, or ☒ Other outside

8.1 Do you intend to apply for DOT Outdoor dining permit? ☐ Yes ☒ No

9- Type of Music ? ☐ Live ☒ Recorded ☐ DJ

10- Volume of Music? ☐ Background   ☐ Other

*(no sound from events, performances or music will be heard outside the premises or by neighbors)*

11- Where will the kitchen exhaust system vent to? **N/A**

12- Applicant's Previous Licensed Establishments and Addresses

The Applicant has operated a beer garden at this location with a summer tavern wine since 2019. The Applicant also operates its brewery with a full bar (OP) at 333 Douglas Street, Brooklyn, NY 11217, a branch office with a full bar (OP) at 113 Franklin St, Brooklyn, NY 11222, and a branch office with a tavern wine license at 20 Clinton Ave, Huntington, NY 11743. A subsidiary of the Applicant also operates a craft beer wholesaler/store at Moynihan Penn Station.

This Liquor License Application Questionnaire Summary will be made available to the public one week prior to the Licensing and Permits Committee meeting. Any information provided herein is superseded by that described in the final stipulation sheet that will be agreed upon by the applicant and the Licensing and Permits Committee of Community Board 1.

**Manhattan Community Board 1 Liquor License Stipulations**

I, Joshau Stylman, as a qualified representative of Threefold Holdings LLC,  
located at 517 Clayton Road, New York, NY 10004, New York, New York, agree to  
the following stipulations for the applicant's Method of Operation for their Summer Seasonal Liquor license

(1) My requested hours of operation are 12-7 Monday – Thursday, 12-9 Friday – Saturday, 12-7 Sunday

(1.a) CB approved hours of operation 12-7 Monday – Thursday, 12-9 Friday – Saturday, 12-7 Sunday  
(I understand this to mean that all patrons will be cleared from the establishment at the specified hour).

(2) I will operate a full-service, (please describe type of establishment):

cafe and beer garden with full food service until 0 hour(s) before closing.

(3) I will install soundproofing (please describe type) NA

(please describe location) shipping container with a deck and outdoor seating on Governors Island

(4) I will have: DJs ☐ Yes ☒ No Live Music ☐ Yes ☒ No Recorded Music ☐ Yes ☒ No Dancing ☐ Yes ☒ No  
Promoted events ☐ Yes ☒ No Cover events ☐ Yes ☒ No Scheduled performances ☐ Yes ☒ No

(5) Volume of music, events, performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music. ☒

(6) I will close all doors and windows by NA Mon- Thur, \_\_\_\_\_ Fri - Sat \_\_\_\_\_ Sun.

☐ I will not have open doors or windows. N/A (Establishment is outdoors)

(7) I will have delivery of regular supplies, goods and services during the hours of mornings

(8) I will have garbage collected during the hours of daily

(9) I will employ a doorman/security personnel on the following days and hours: N/A

(10) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents. ☒

(11) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1. ☒

(12) I will not apply for a sidewalk café license until at least a year after beginning operation. ☐ Yes ☐ No N/A

(13) I will conspicuously post this stipulation form beside my liquor license inside of my business. ☒

(14) I confirm that I have 0 violations from previous establishments for which I have served as a principal.

(15) I will (additionally):

(16) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Zach Smith Phone Number: 510-332-4998

Alternate Contact: \_\_\_\_\_ Phone Number: \_\_\_\_\_

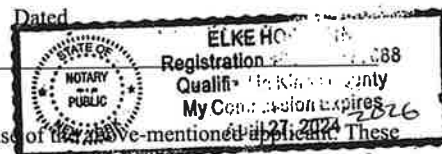
I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed [Signature]

Sworn to this 2nd day of May, 2025

Notary Public

Dated 05 / 02 / 2025



Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

# Manhattan Community Board 1 Liquor License Stipulations for Large Venue Establishments

A "large venue" as defined by the NYC Department of Building designation on public assembly is an establishment designed to hold 75 persons or more

Name of Establishment: Threefold Holdings LLC

Address: 517 Clayton Road, New York, NY 10004 (Liggett Terrace, Site A)

(1) I will follow the recommendations made by the sound engineer and outlined in the acoustical testing report. I will make sure that noise including sound and bass vibrations cannot be heard outside of the premises of my establishment.

(2) I will take the steps outlined in the resolution and in the traffic plan to manage vehicular and pedestrian activity.

(3) I will follow and abide by the conditions set forth in the resolution regarding garbage disposal and collection. Garbage will be collected on the follows days and hours: daily

(4) I will have delivery of any event supplies, goods and services during the hours of mornings

(5) Lighting that affects the security of the community and quality of life of nearby residents must be considered, and must be appropriately lit while not attracting unsavory elements (e.g. rodents, flies, mold, hazardous substances, etc.)

(6) I understand that I must submit a notice to the community board for a street activity permit for my licensed establishment at least 45 days in advance

(7) I understand that I must appear before the Licensing & Permits Committee if I am applying for an expansion onto municipal property and provide proof of receipt of the 30-day Standardized Notice form, a block plot diagram detailing the municipal space I am expanding to, and documentation confirming the municipal's approval to use the space. I also agree that I must sign the stipulations sheet outlining the conditions that must be adhered to for the roadbed/sidewalk seating.

(8) Cameras will be used for viewing the entrance and egress.

(9) I agree to follow the conditions outlined in the resolution on security oversight of the establishment to prevent noise, congestion and unruly patrons.

(10) I will (additionally):

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Zach Smith

Phone Number: 510-332-4998

Alternate Contact: \_\_\_\_\_

Phone Number: \_\_\_\_\_

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



05 / 02 / 2025

Signed

Dated

Sworn to this 2nd day of May 2025

Notary Public



Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.