



MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003
Phone (212) 533-5300 - Fax (212) 533-3659
www.cb3manhattan.org - info@cb3manhattan.org

Gigi Li, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations

I, Pedro Cuatzo, as a qualified representative of Villa Cemita Inc., located at 50 Avenue A, New York, NY agree to the following stipulations:

- I will operate a full-service restaurant, specifically a (type of restaurant) Fast casual restaurant with a kitchen open and serving food to within _____ hour(s) of closing every night during all hours of operation.
- My hours of operation will be 7:00 a.m./p.m. to 12:00 a.m. all days

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

- I will not use outdoor space for commercial use.
- I will operate my sidewalk café no later than _____
- I will employ a doorman/security personnel on the following days: _____
- I will install soundproofing, yes, to insure no walking or music disturbs tenants in building
- I will close any front or rear facade doors and windows at 10:00 P.M. every night or during any amplified performances, including but not limited to DJs, live music and live nonmusical performances. I will not have French doors or windows and doors will be closed by _____
- 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 _____
- I will play ambient recorded background music only.
- I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
- I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
- I will not participate in pub crawls or have party buses come to my establishment.
- I will not have a happy hour. Happy hour will end by _____
- I will not have wait lines outside. There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.
- I will conspicuously post this stipulation form beside my liquor license inside of my business.
- Residents may contact the manager/owner at the following phone number. Any 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: Pedro Cuatzo Phone Number: 917 544 3309

17. I will: _____

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

Signed [Signature]
Sworn to this 18th day of December 2014

Dated 12/18/2014

[Signature]

Notary Public
ARIEL MARKELIS DYBNER
Notary Public, State of New York
No. 02DY6281531
Qualified in New York County
Commission Exp. May 13, 2017



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Community Board 3 Liquor License Application Questionnaire

Please bring the following items to the meeting:

NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.

- Photographs of the inside and outside of the premise.
- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.
- Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website:
http://www.nyc.gov/html/mancb3/html/communitygroups/community_group_listings.shtml
- Photographs of proof of conspicuous posting of meeting with newspaper showing date.
- If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments.

Check which you are applying for:

- new liquor license alteration of an existing liquor license corporate change

Check if either of these apply:

- sale of assets upgrade (change of class) of an existing liquor license

Today's Date: _____

If applying for sale of assets, you must bring letter from current owner confirming that you are buying business or have the seller come with you to the meeting.

Is location currently licensed? Yes No Type of license: _____

If alteration, describe nature of alteration: _____

Previous or current use of the location: _____

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 50 Ave A, New York, NY 10009

Cross streets: E 3rd st and E 4th st.

Name of applicant and all principals: Villa Cemita Inc.

Pedro Cuatzo - 100% owner Alejandra Aco - President

Trade name (DBA): _____

PREMISE:

Type of building and number of floors: Residential / Commercial building = 6 floors

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages? (includes roof & yard) Yes No If Yes, describe and show on diagram: _____

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? Yes No What is maximum NUMBER of people permitted? _____

Do you plan to apply for Public Assembly permit? Yes No

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): R7A

PROPOSED METHOD OF OPERATION:

Will any other business besides food or alcohol service be conducted at premise? Yes No
If yes, please describe what type: _____

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) Monday - Sunday, 7 days a week
operation hours from 7am - 12am, except (Sunday) is 7am - 8p

Number of tables? approximately 10 Number of seats at tables? approximately 20

How many stand-up bars/ bar seats are located on the premise? One stand up bar, yes.
(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)

Describe all bars (length, shape and location): At the end of the restaurant, ...

Does premise have a full kitchen Yes No?

Does it have a food preparation area? Yes No (If any, show on diagram)

Is food available for sale? Yes No If yes, describe type of food and submit a menu
Puebla/Mexican Food and Breakfast.

What are the hours kitchen will be open? All hours.

Will a manager or principal always be on site? Yes No If yes, which? Alejandra Aco

How many employees will there be? Seven

Do you have or plan to install French doors accordion doors or windows?

Will there be TVs/monitors? Yes No (If Yes, how many?) two

Will premise have music? Yes No

If Yes, what type of music? Live musician DJ Juke box Tapes/CDs/iPod

If other type, please describe _____

What will be the music volume? Background (quiet) Entertainment level

Please describe your sound system: A few mounted small speakers

Will you host any promoted events, scheduled performances or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? NO

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. (Please do not answer "we do not anticipate congestion.")
We are a small community-oriented restaurant and will not have traffic or crowds.

Will there be security personnel? Yes No (If Yes, how many and when) _____

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans.

Do you have or plan to install sound-proofing?

APPLICANT HISTORY:

Has this corporation or any principal been licensed previously? Yes No

If yes, please indicate name of establishment: _____

Address: _____ Community Board # _____

Dates of operation: _____

If you answered "Yes" to the above question, please provide a letter from the community board indicating history of complaints or other comments.

Has any principal had work experience similar to the proposed business? Yes No If Yes, please attach explanation of experience or resume.

Does any principal have other businesses in this area? Yes No If Yes, please give trade name and describe type of business _____

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, if any.

Attach a separate diagram that indicates the location (**name and address**) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate **Bar, Restaurant**, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

LOCATION:

How many licensed establishments are within 1 block? 18

How many On-Premise (OP) liquor licenses are within 500 feet? 9

Is premise within 200 feet of any school or place of worship? Yes No

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. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary).

We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.

1. I agree to close any doors and windows at 10:00 P.M. every night?
2. 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 ___
3. I will play ambient recorded background music only.
4. I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
5. I will not seek a change in class to a full on-premise liquor license. Or my business plan is to seek an upgrade at a later date.
6. I will not participate in pub crawls or have party buses come to my establishment.
7. I will not have a happy hour. Or Happy hour will end by _____.
8. I will not have wait lines outside. There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.
9. Residents may contact the manager/owner at the following phone number. Any 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.

50 Avenue A Neighborhood Analysis

Number	Name	Address	Beer/Wine/Liquor	On-Premises?	Bar/Restaurant/Grocery Store/Liquor
1	Union Market	240 East Houston Street	B	No	GS
2	First Avenue Deli & Grocery Inc	196 East 1st Street	B	No	GS
3a	Boulton & Watt	5 Avenue A	BWL	Yes	R
3b	The Library	7 Avenue A	BWL	Yes	B
4	Ella Lounge	9 Avenue A	BWL	Yes	B
5	Kelly's Sports Bar and Pub	12 Avenue A	BWL	Yes	B
6	Double Down Saloon	14 Avenue A	BWL	Yes	B
7	Yerba Buena Restaurant	23 Avenue A	BWL	Yes	R
8	2A	25 Avenue A	BWL	Yes	B
9	Avenue A Deli & Food	24 Avenue A	B	No	GS
10	Mary O's	32 Avenue A	BWL	Yes	B
11	Angelina Café	37 Avenue A	BW	Yes	R
12	Buena East Mart	36 Avenue A	B	No	GS
13	Two Boots Pizza	42 Avenue A	BW	Yes	R
14	Key Food	52 Avenue A	B	No	GS
15	Key Food	52 Avenue A	BWL	No	LS
16	Croissanteria	68 Avenue A	BW	Yes	R
17	Kamaran Grocery	79 Avenue A	B	No	GS
18	Karaoke Sing Sing	81 Avenue A	BWL	Yes	B
19	Cafetasia	85 Avenue A	BWL	Yes	R
20a	Arrow Bar	85 Avenue A	BWL	Yes	B
20b	Drom	85 Avenue A	BWL	Yes	B
20c	Benny's Burritos	93 Avenue A	BWL	Yes	R
21	Cienfuegos	95 Avenue A	BWL	Yes	R
22	Sidewalk	94 Avenue A	BWL	Yes	R
23	Dorian Gray Tap & Grill	205 East 4th Street	BWL	Yes	R
24	Bibi Wine Bar	211 East 4th Street	BW	Yes	B
25	In Vino	215 East 4th Street	BW	Yes	R
26a	The Cardinal	234 East 4th Street	BWL	Yes	R
26b	B4	235 East 4th Street	BWL	Yes	R

27	Perbacco	234 East 4th Street	BW	Yes	R
28	East Village Finest Deli	240 East 4th Street	B	No	GS
29	Lovecraft Bar Lounge	50 Avenue B	BWL	Yes	B
30	Eastside Gourmet Deli	53 Avenue B	B	No	GS
31	ERROR ON MAP				
32	La Sultana Bar	124 East 4th Street	BW	Yes	B
33	CLOSED				
34	Houston Village Farm Deli	61 First Avenue	B	No	GS
35	Cho Ko Restaurant	59 First Avenue	BW	Yes	R
36	Sushi Zayy	57 First Avenue	BW	Yes	R
37	Malhi Optimo Corp.	57 First Avenue	B	No	GS
38	Karma Lounge	51 First Avenue	BWL	Yes	B
39	The Edge	95 East 3rd Street	BWL	Yes	B
40	Umi No Le	86 East 3rd Street	BWL	Yes	R
41	CLOSED				
42	DBA	41 First Avenue	BWL	Yes	R
43	NY Village Deli	37 First Avenue	B	No	GS
44	Upright Citizens Brigade East	155 East 3rd Street	BW	Yes	Theater
45	Lumiere	189 East 3rd Street	BWL	Yes	R
46	The Wild Project	195 East 3rd Street	BW	Yes	Theater
47	CLOSED				
48	No Malice Palace	197 East 3rd Street	BWL	Yes	B
49	Fonda	40 Avenue B	BWL	Yes	R
50	Meskel	199 East 3rd Street	BW	Yes	R
51	Root & Bone	200 East 3rd Street	BWL	Yes	R
52	Mama's Bar	34 Avenue B	BWL	Yes	B
53	Ben's Deli	32 Avenue B	B	No	GS
54	Croxley Ale	28 Avenue B	BWL	Yes	R
55	Idle Hands Bar	25 Avenue B	BWL	Yes	B
56	Sigmund's Bar	29 Avenue B	BW	Yes	B
57	SB 3	33 Avenue B	BWL	Yes	R
58	Café Cortadito	210 East 3rd Street	BW	Yes	R
59	CLOSED				
60	Nuyorican Poets Café	236 East 3rd Street	BW	Yes	R

61 Il Posto Accanto	190 East 2nd Street	BW	Yes	R
62 Il Bagatto	190 East 2nd Street	BWL	Yes	R
63 Duane Reade	194 East 2nd Street	B	No	GS
64 Discovery Wines	16 Avenue B	BWL	No	LS
65 Cornerstone Café	17 Avenue B	BWL	Yes	R
66 Supper	156 East 2nd Street	BWL	Yes	R
67a The Bean	54 Second Avenue	BW	Yes	R
67b Sophies	507 East 5th Street	BWL	Yes	B
68 GG's NYC	511 East 5th Street	BWL	Yes	R
69 Ace Bar	531 East 5th Street	BWL	Yes	B
70 Minca Ramen Factory	536 East 5th Street	BW	Yes	R
71 Black Iron Burger	540 East 5th Street	BW	Yes	B
72 Lavagna	545 East 5th Street	BWL	Yes	R
73 Guayoyo	67 First Avenue	BW	Yes	R
74 ERROR ON MAP				
75 Rite Aid	81 First Avenue	B	No	GS
76 Pukk	71 First Avenue	BW	Yes	R
77a Aziza Café	45 First Avenue	BW	Yes	R
77b Urban Wine & Spirits	45 First Avenue	BWL	No	LS

Proximity Report for Location:

December 23, 2014

Latitude: -73.9849285019061, Longitude: 40.7238890019083

* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Closest Liquor Stores

Name	Address	Approx. Distance
NIZGA CORP	58 AVENUE A	145 ft
EAST HOUSTON STREET WINE & LIQUOR INC	250 E HOUSTON ST	690 ft
JCCSM INC	45 1ST AVE	755 ft
DISCOVERY WINES LLC	16 AVE B	785 ft
TURTLE DOVE LLC	28 30 CLINTON ST	1280 ft
FLYNN MCCLURE INC	100 STANTON ST	1330 ft
FUNG SING INC	138 1ST AVENUE	1380 ft

Churches within 500 Feet

Name	Approx. Distance
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Schools within 500 Feet

Name	Address	Approx. Distance
PS 63 WILLIAM MCKINLEY SCHOOL	121 E THIRD ST	400 ft

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
ROLO REST LLC	32 AVENUE A	245 ft
205 EAST 4TH STREET LLC	205 E 4TH ST	305 ft
511 E 5TH STREET LLC	511 E 5TH ST	385 ft
RAGUBOY CORP	156 EAST 2ND STREET	390 ft
CORMAR INCORPORATED	507 E 5TH ST	400 ft
THUNDERBOLT CORP	531 E 5TH STREET	445 ft
SWAUTO LTD	25 AVENUE A	455 ft
CANAS RESTAURANT INC	23 AVENUE A	475 ft
DESMO 916 CORP	545 E 5TH ST AKA 76 AVE B	495 ft
DOUBLE DOWN NYC LLC	14 AVENUE A	515 ft
AVE A KARAOKE CORP	81 AVENUE A	535 ft
DIDDLER DOYLE CORP	12 AVENUE A	545 ft
3RD STREET CAFE INC	189 E 3RD ST	555 ft
CAFETASIA INC	85 AVENUE A	565 ft
CARDINAL RESTAURANT 1 INC, THE	234 E 4TH ST	565 ft
BOGGY DEPOT INC	85 AVENUE A	565 ft
ARROW 85 ASSOCIATES LLC	85 AVENUE A	565 ft

Name	Address	Approx. Distance
B4NYC LLC	235 E 4TH ST	570 ft
JJD GROUP LLC	9 AVE A	610 ft
THREE BEANS INC	93 AVENUE A	630 ft
CRAWFORD FLICK INC	7 AVENUE A	630 ft
SUNRISE SHADOW LLC	50 AVENUE B	635 ft
DOWNTOWN DINING LLC	5 AVENUE A	635 ft
BA VICTORY CORP	513 E 6TH ST	635 ft
EAE CORP	94 96 AVENUE A	640 ft
CIEN FUEGOS LLC	95 AVENUE A	640 ft
ELLSFRED INC	520 E 6TH ST	645 ft
CORSICA ENTERTAINMENT INC	505 E 6TH STREET	655 ft
RED MALBEC LLC	509 E 6TH ST	655 ft
FERBER ENTERPRISES INC	511 EAST 6TH STREET	655 ft
ADARP INC	244 E HOUSTON ST	660 ft
197 ARTICHOKE CORP,THE	197 E 3RD STREET	665 ft
MAMA BAR LLC	34 AVENUE B	695 ft
RESTAURANT 192 FINALLY INC	192 E 2ND STREET	700 ft
FONDA AVENUE B LLC	40 AVENUE B	700 ft
CROXLEY AVE B INC	28 AVENUE B	720 ft
ROOT & BONE LLC	200 E 3RD ST	730 ft
MOONWALKERS RESTAURANT CORP	101 AVENUE A	740 ft
A & P RESTAURANT CORP	245 E HOUSTON ST	745 ft
BECAF LLC	29 AVENUE B A/K/A 33 AVE 3	745 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
MINA LENA INC	37 AVENUE A	245 ft
VINTAGE B INC	56 58 AVE B	695 ft
SAM'S 1 LOUNGE INC	103 E 2ND ST	700 ft

Unmapped licenses within zipcode of report location

Name	Address
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