



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003
Phone (212) 533-5300

www.cb3manhattan.org - info@cb3manhattan.org

Jamie Rogers, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, Michael R. Niakani, as a qualified representative of 259 E Broadway, LLC
located at 259 E Broadway, New York, NY agree to the following stipulations:

- 1. I will operate a full-service restaurant, specifically a (type of restaurant) TBD
Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be:
Mon 6:00am - 12:00am ; Tue 6:00am - 12:00am ; Wed 6:00am - 12:00am ;
Thu 6:00am - 12:00am ; Fri 6:00am - 12:00am ; Sat 6:00am - 12:00am ; Sun 6:00am - 12:00am .

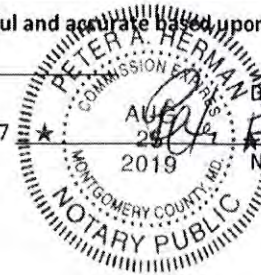
(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)

- 3. I will not use outdoor space for commercial use.
4. I will operate my sidewalk cafe no later than 10:00pm
5. I will employ a doorman/security personnel on the following days:
6. I will install soundproofing, To be determine by the Architect.
7. I will close any front or rear facade 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 facade 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-premise 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
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: Davitta Niakani Phone Number: 240 498 4866

18. I will:

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.
Signed [Signature] Dated Aug. 22, 2017
Sworn to this 22nd day of August 2017
Notary Public [Signature]





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Community Board 3 Liquor License Application Questionnaire

Today's Date: August 22, 2017

APPLICANT

- Name of applicant and principle(s): 259 E. Broadway, LLC - Michael R. Niakani (Managing Member)
- Premise address: 259 E. Broadway, New York, NY 10002
- Cross streets: E. Broadway & Montgomery Street
- Trade name (DBA): TBD
- Check which you are applying to: New liquor licence Alteration of an existing license Sale of assets
- If alteration, describe nature of alteration: _____
- Is location currently licensed? Yes No
- Type of license: Beer & Wine
- Previous or current use of the location: Market
- Corporation and trade name of current location: N/A - Place has been vacant
- Type of building and number of floors: Residential Building - 5 Story
- 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? TBD
- 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): R7-2
- How many licensed establishments are within 1 block? None
- How many On-Premise (OP) liquor licenses are within 500 feet? One
- Is premise within 200 feet of any school or place of worship? Yes No

PROPOSED METHOD OF OPERATION

- Describe your method of operation: Food Service / Restaurant
- Will any other business besides food or alcohol service be conducted at premise? Yes No
- If yes, please describe what type: N/A
- What are the proposed days/hours of operation (specify days/hours each day and hours of outdoor space if applicable):
Sun - Sat. 6:00am - 12:00am
- Total number of table: 20
- Total number of seats: 52

24. How many stand-up bars/ bar seats are located on the premise? one bar - 12 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): Located in North room, on West side of Wall space
26. Does premise have a full kitchen? Yes No Approximately 20 feet long
27. What are the hours kitchen will be open? 6:00am - 12:00am
28. What type of food is available for sale? breakfast, lunch & dinner
29. Will a manager or principal always be on site? Yes No If yes, which? Manager
30. How many employees will there be? TBD
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?) _____
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: Small speakers to play ambient music
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? _____
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? see 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): N/A
45. Address: N/A 47. Community Board # _____
46. Dates of operation: N/A
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: N/A
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, the manager of the establishment will monitor the sidewalk to ensure crowds do not form outside.

RE: Plan to manage Noise Inside and Outside the Business

The applicant will retain an architect who will install soundproofing to ensure that no sound will escape the premises. 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. Residents are welcome to contact the manager, should they have any issues.