



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 within Saturated Area

1. Gennaro Cipriano as a qualified representative of Bar Cipriano, Inc.  
 located at 19-21 Clinton Street, New York, NY agree to the following stipulations:

- 1.  I will operate a full-service restaurant, specifically a (type of restaurant) \_\_\_\_\_  
 Kitchen open and serving food every night during all hours of operation.
- 2. My hours of operation will be:  
 Mon 9am-11pm; Tue 9am-11pm; Wed 9am-11pm;  
 Thu 9am-11pm; Fri 9am-12am; Sat 9am-12am; Sun 9am-10pm.

(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-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 7pm
- 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: Gennaro Cipriano Phone Number: (516) 759-2005

18.  I will: \_\_\_\_\_

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

Signed Gennaro Cipriano

Dated 05/03/2018

Sworn to this 3rd day of May 2017 2018

Notary Public Jeffrey R. Buchheit

Jeffrey R. Buchheit  
 Notary Public - State of New York  
 No. 01BU839994  
 Qualified in Nassau County  
 My Commission Expires 04/11/2020



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Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

**Community Board 3 Liquor License Application Questionnaire**

Today's Date: MAY 3, 2018

**APPLICANT**

- 1. Name of applicant and principle(s): BAR CIPRIANO, INC GENNARO CIPRIANO, PRESIDENT
- 2. Premise address: 19-21 CLINTON STREET, NEW YORK, NY
- 3. Cross streets: STANTON STREET & E. HOUSTON STREET
- 4. Trade name (DBA): COCOA BAR
- 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: WINE & BEER
- 9. Previous or current use of the location: CANDY & WINE BAR
- 10. Corporation and trade name of current location: SOLTANI TWO, LLC DBA COCOA BAR
- 11. Type of building and number of floors: Mixed Use, Cinder block/brick, 8 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
- 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): R7A
- 15. How many licensed establishments are within 1 block? 6
- 16. How many On-Premise (OP) liquor licenses are within 500 feet? 4
- 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: Coffee & Wine Bar
- 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): M-Sat 9am-12am, Sun 9am-10pm
- 22. Total number of table: 10 23. Total number of seats: 29

- 24. How many stand-up bars/ bar seats are located on the premise? 1 BAR, 9 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): 15 feet long, L SHAPE, Along Left Side of Room
- 26. Does premise have a full kitchen?  Yes  No
- 27. What are the hours kitchen will be open? Mon - Sat 9am-12am, Sun 9am - 10pm
- 28. What type of food is available for sale? Desserts, Chocolates, Sandwiches, Salads, Tapas
- 29. Will a manager or principal always be on site?  Yes  No If yes, which? Manager
- 30. How many employees will there be? 3
- 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: PANDORA RADIO
- 35. What will be the music volume?  Background (quiet)  Entertainment level
- 36. Please describe your sound system: small bluetooth/wifi speakers
- 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? There are no events that would cause crowds or vehicular traffic
- 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? keep music low
- 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 # N/A
- 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.

# ATTENTION RESIDENTS & NEIGHBORS

Bar Cipriano, Inc / Cocoa Bar

Company/DBA Name and Contact Number for Questions

516-759-2005  
plans to open a

WINE BAR

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

at the following location

19-21 Clinton Street

Building Number and Street Name (Address)

This establishment is seeking a license to serve

Beer + Wine

Beer & Wine or Beer

Gennaro Cipriano - 516-759-2005

Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 3  
With any questions or concerns.  
info@cb3manhattan.org - www.cb3manhattan.org

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"All the News That's Fit to Print"

# The New York Times

Late Edition

Printed at the Times Building, 150 West Street, New York, N.Y. 10038. Telephone: (212) 512-2000. Second-class postage paid at New York, N.Y., and at additional mailing offices. Postmaster: Please send address changes in New York City to The Times, 150 West Street, New York, N.Y. 10038. Outside New York City to The Times, P.O. Box 970, Hightstown, N.J. 08520.

WED. CLXVII. No. 67,967

A New York Times Publication

NEW YORK, SATURDAY, MAY 2, 2009

\$3.00



On Alert in Hawaii  
The Hawaii Department of Health is on alert for the spread of dengue fever in the state.

### Trump's Denial On Hush Funds Is Contradicted

### Legal Role in Payment to a Porn Actress

The denial by Donald Trump, former president of the United States, that he had any involvement in the payment of \$1 million to a porn actress, as reported in a recent issue of The New York Times, is contradicted by documents obtained by The New York Times. The documents show that Mr. Trump's lawyer, Michael Cohen, was involved in the payment of the money to the actress, and that Mr. Trump's name was on a check for the payment.

### JOBLESS RATE DIPS TO LOWEST LEVEL SINCE 2000 BOOM

### WAGES NOT KEEPING PACE

The rate of joblessness in the United States fell to its lowest level since the 2000 boom, but wages are not keeping pace with the economy, according to a report from the Bureau of Economic Analysis. The report shows that the unemployment rate fell to 4.6 percent in April, down from 4.8 percent in March. However, wages have not risen as fast as the economy, and this could lead to inflationary pressures.

### LITERATURE PRIZE IS PUT ON PAUSE

Facing financial uncertainty, the Pulitzer Prize board has decided to pause the award for this year. The board is concerned about the financial health of the Pulitzer Prize Foundation and is looking for ways to reduce expenses.

### 'I'm Aiming to Kill,' He Wrote. Was That a Crime?

A man who wrote a letter to a woman in which he said "I'm aiming to kill you" was charged with a crime. The man, who is a former police officer, was charged with attempted murder. The woman, who is a former police officer, was charged with attempted murder. The man was charged with attempted murder because he wrote the letter and intended to kill the woman. The woman was charged with attempted murder because she was involved in the plot to kill the man.

Handwritten signature or scribble in the bottom right corner of the newspaper page.