



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

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, SARITA EKYA, as a qualified representative of Sarita's Macaroni & Cheese EV LLC, located at 197 1st Avenue, New York, NY agree to the following stipulations:

1. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) Macaroni & Cheese
☒ Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be:
Mon 11am-12am; Tue 11am-12am; Wed 11am-12am;
Thu 11am-12am; Fri 11am-12am; Sat 11am-12am; Sun _____
(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 7pm. - 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: SARITA EKYA Phone Number: (212) 358-7912

18. ☐ I will: _____

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

Signed _____

Sworn to this 2nd day of April 2019

Dated 4/2/2019

Notary Public

NOTARY PUBLIC
NO. 01YA6281217
My Comm. Expires
May 13, 2021

Qualified in Nassau County
STATE OF NEW YORK



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Community Board 3 Liquor License Application Questionnaire

Today's Date: 4/3/19

APPLICANT

- SARITA EKHA
- Name of applicant and principle(s): SARITA'S Macaroni + cheese EV LLC
 - Premise address: 197 1ST Ave N.Y. 10003
 - Cross streets: E 12TH + E 13TH STREETS
 - Trade name (DBA): S'mac
 - 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: _____
 - Previous or current use of the location: Currently open
 - Corporation and trade name of current location: SARITA'S macaroni + cheese EV LLC | S'mac
 - Type of building and number of floors: Mixed use, 4 floors
 - Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? ☒ Yes ☐ No LNO 12a. What is the permitted occupancy indoors and outdoors? 74
 - 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-C1.5
 - How many licensed establishments are within 1 block? 13
 - How many On-Premise (OP) liquor licenses are within 500 feet? 12
 - Is premise within 200 feet of any school or place of worship? ☒ Yes ☐ No

PROPOSED METHOD OF OPERATION

- Describe your method of operation: Full service restaurant
- 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/hours each day and hours of outdoor space if applicable): 11am - 12 AM
- Total number of table: 16
- Total number of seats: 40

24. How many stand-up bars/ bar seats are located on the premise? 1 (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): 1/2 oval, 8' in length. No seating
26. Does premise have a full kitchen? ☒ Yes ☐ No
27. What are the hours kitchen will be open? All open hours
28. What type of food is available for sale? Macaroni & cheese
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Both
30. How many employees will there be? 10
31. Do you have or plan to install ☒ French doors ^{Existing} ☐ 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: I Pod
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? _____
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? _____
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? we have had no complaints
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): SMAC
45. Address: 345 E 12TH ST 47. Community Board # 3
46. Dates of operation: 2008-2017
47. Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If yes, explanation of experience or resume. SMAC 2008-2017
48. Does any principal have other businesses in this area? ☐ Yes ☒ No If yes, give trade name and describe type of 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.

**ALL - AMERICAN***

the way you remember it as a kid! Nostalgia at its finest - a tasty blend of American & Cheddar cheeses.

Nosh **6.25**

Major Munch **9.75**

Mongo **16.75**

Partay! **48**

4 CHEESE

Our four cheese delight! Cheddar, Muenster, Gruyere and a touch of Pecorino.

Nosh **7.25**

Major Munch **10.75**

Mongo **19.25**

Partay! **53**

CHEESEBURGER*

For the Hearty Meat Eater! Cheddar and American cheeses combined with seasoned Ground Beef.

Nosh **7.25**

Major Munch **10.75**

Mongo **19.25**

Partay! **53**

NAPOLETANA

Like Neapolitan Pizza? Then you'll love this! Fresh Mozzarella, roasted tomatoes, roasted garlic, and fresh basil. Yum!

Nosh **7.25**

Major Munch **10.75**

Mongo **19.25**

Partay! **53**

MEDITERRANEAN

Be swept away to the Mediterranean Sea - Goat cheese, sauteed spinach, kalamata olives, and roasted garlic. You can almost feel the

breeze from the water...

CALL 212-358-7912

Nosh **8.50**

Major Munch **11.90**

MENU

Mongo **21**Partay! **61****ALPINE**

A Swiss Mac that keeps you coming back for more. Gruyere coupled with its partner in crime, slab bacon. Hard to resist!

Nosh **8.50**Major Munch **11.90**Mongo **21**Partay! **61****LA MANCHA**

A taste of Spain right at your fingertips! Flavorful Manchego cheese accented by fresh fennel and onions. Delicious!

Nosh **8.50**Major Munch **11.90**Mongo **21**Partay! **61****PARISIENNE**

Mac-n-Cheese for the "upper crust". Creamy Brie, roasted figs, roasted shiitake mushrooms & fresh rosemary. It's addictive!

Nosh **8.50**Major Munch **11.90**Mongo **21**Partay! **61****GARDEN LITE**

Don't let the "Lite" fool you - this baby is as satisfying as any of the other MACs! Lite Cheddar, Parmesan, roasted cauliflower and portobello mushrooms, roasted garlic, broccoli and scallions.

Nosh **8.50**Major Munch **11.90**Mongo **21**Partay! **61**

CALL 212-358-7912

CAJUN

MENU



If you are looking for some kick, here it is. Cheddar & Pepper Jack
cheese, andouille sausage, green pepper, onions, celery, garlic and,
of course, some genuine Cajun seasoning.

Nosh **8.50**

Major Munch **11.90**

Mongo **21**

Partay! **61**

MASALA*

North American comfort food blended with Indian spices - exotic?
mysterious? avant-garde? - you be the judge. This one is certainly
not for the faint of heart!

Nosh **8.50**

Major Munch **11.80**

Mongo **21**

Partay! **61**

BUFFALO CHICKEN*

Cheddar & American cheeses with boneless chicken pieces and
buffalo wing sauce. We'll even top it off with crumbled blue cheese if
you'd like!

Nosh **8.50**

Major Munch **11.90**

Mongo **21**

Partay! **61**

SPECIALS

We will be pushing the boundaries of what can be done with
Macaroni & Cheese, so check back often to see what's cookin'!

S'MAC SAMPLER

A sampler of the following specialties is now available for dine-in
only (we are only able to offer regular pasta, and there are no
substitutions or changes available).

MENU



American, 4 Cheese, Cheeseburger, La Mancha, Cajun,
Napoletana, Alpine, Parisienne

17

PHILLY CHEESESTEAK

Philly Steak, Sautéed Green Peppers & Onions and your choice of
cheese - "White" (Provolone) or "Yellow" (American).

Nosh **8.75**

Major Munch **12.75**

Mongo **23**

Partay! **65**

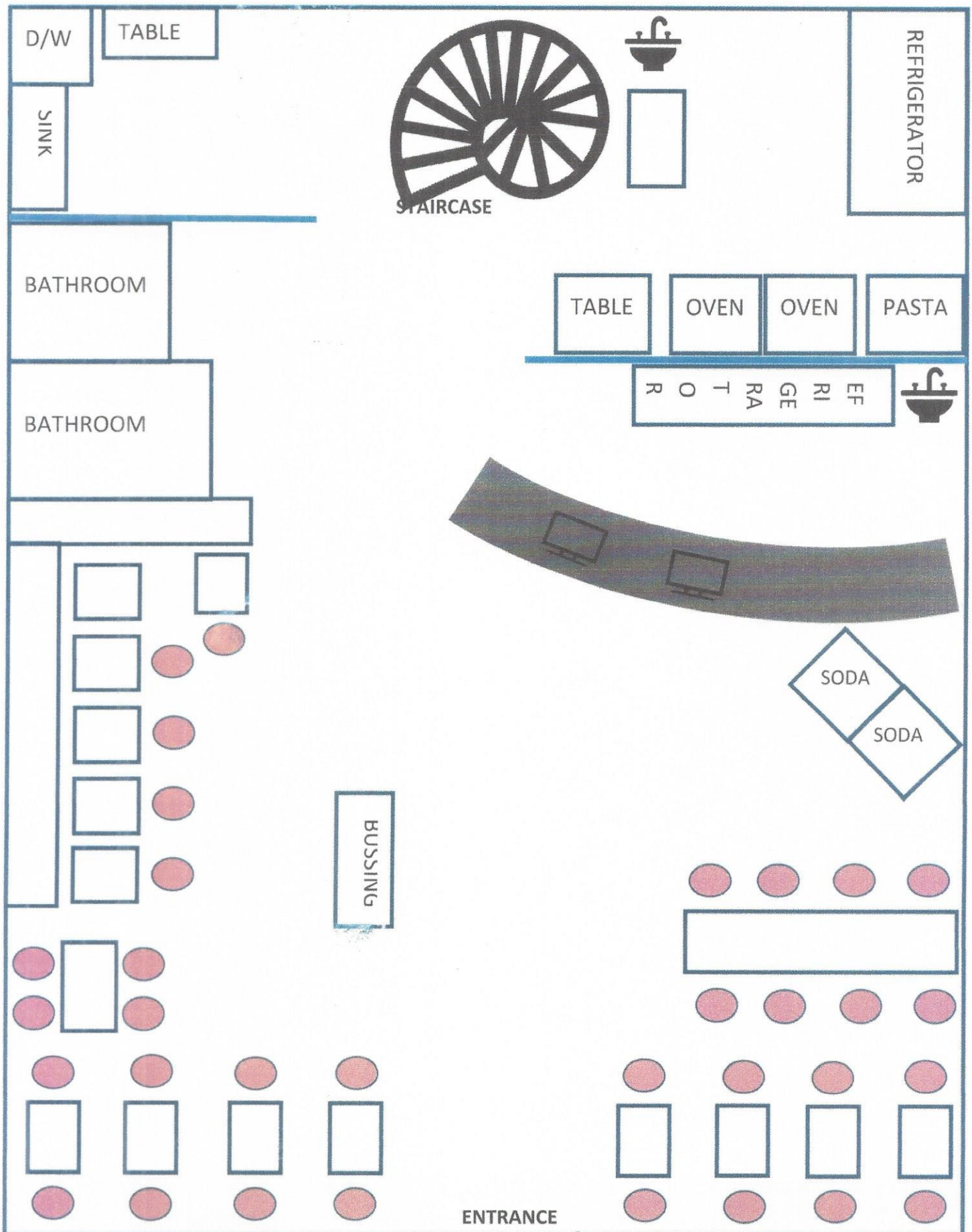
CALL 212-358-7912

MENU

S'MAC

197 FIRST AVE

GROUND FLOOR



S'MAC

197 FIRST AVE

BASEMENT

