



THE CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD 3
 59 East 4th Street - New York, NY 10003
 Phone (212) 533-5300
 www.cb3manhattan.org - mn03@cb.nyc.gov

Paul Rangel, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, Edwin Collado and Waldo Rosario, as a qualified representative of El Sitio LLC
 located at 46 Mulberry Street, New York, NY agree to the following stipulations:

- I will operate a full-service restaurant, specifically a (type of restaurant) Latin American Food/Spanish Food
 Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:
 Mon 9 AM- 11:30 PM; Tue 9 AM- 11:30 PM; Wed 9 AM- 11:30 PM;
 Thu 9 AM- 11:30 PM; Fri 9 AM- 11:30 PM; Sat 9 AM- 11:30 PM; Sun 9 AM- 11:30 PM.

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

- I may apply for sidewalk and/or roadbed dining as allowed by the temporary Open Restaurants program but will close all outdoor dining by 10:00pm all days and not have any music, speakers or tv monitors. I will not have commercial use of backyard, sideyard, or rooftop. Any approved outdoor space will close no later than 10:00 p.m.
- 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.
- I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ private parties per _____.
- I will play ambient recorded background music only. _____ number of TVs
- 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.
- I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
- I will not apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.
- I will not participate in pub crawls or have party buses come to my establishment.
- I will not have unlimited drink specials, including boozy brunches, with food.
- 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 _____. -Please indicate one of the above -
- I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- I will conspicuously post this stipulation form beside my liquor license inside of my business.
- 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: Edwin Collado and Waldo Rosario Phone Number: 917-449-3780

16. I will: _____

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

Signed Edwin Collado and Waldo Rosario
 Sworn to this 2nd day of March 2022

Dated 3/2/22
 Notary Public
 PRINCES QUEZADA
 NOTARY PUBLIC STATE OF NEW YORK
 No. 01005085486
 Qualified in New York County
 Commission Expires September 22, 2025



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Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Today's Date: February 26, 2022

APPLICANT

1. Name of applicant and principle(s): El Sitio LLC, Edwin Collado and Waldo Rosario
2. Premise address: 46 Mulberry Street, New York NY
3. Cross streets: Mosco Street and Bayard Street
4. Trade name (DBA): El Sitio
5. Check which you are applying to: New liquor license Alteration of an existing license Sale of assets
6. If alteration, describe nature of alteration: _____
7. Is location currently licensed? Yes No
8. Type of license: _____
9. Previous or current use of the location: Restaurant
10. Corporation and trade name of current location: El Sitio LLC
11. Type of building and number of floors: Mixed use,
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? 15 inside
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): C6-1
15. How many licensed establishments are within 1 block? 1
16. How many On-Premise (OP) liquor licenses are within 500 feet? 6
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: Full Service Restaurant
19. Will any other business besides food or alcohol service be conducted at premise? Yes No
20. If yes, please describe what type: _____
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): Sunday- Saturday 9 AM- 11:30 PM
22. Total number of table: 6 23. Total number of seats: 12
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): 4x2, rectangle, ground floor
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? 9AM- 11:00PM
28. What type of food is available for sale? Latin Cuisine
29. Will a manager or principal always be on site? Yes No If yes, which? Edwin Collado and Waldo Rosario
30. How many employees will there be? 3
31. Do you have or plan to install? French doors accordion doors windows
32. Will there be TVs / monitors? Yes No If Yes, how many? 2
33. Will premise have music? Yes No 33a. If Yes, what type of music? Live Music Jukebox
 DJ Tapes / CDs / iPod
34. If other type, please describe: Background Music
35. What will be the music volume? Background (quiet) Entertainment level
36. Please describe your sound system: No sound system, 2 small 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? _____
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? _____
Majority of our clients are walking distance from their offices.
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? _____
Hours of operation are limited with the busiest time being lunch time for pick-up. Principals will manage making sure there is no noise outside of the business.
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): JMDR 127 Ludlow LLC
45. Address: 127 Ludlow Street 45a. Community Board Manhattan CB 3
46. Dates of operation: 05/2015
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 business in the 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.

ATTENTION RESIDENTS & NEIGHBORS

El Sitio LLC (40)360-4087

plans to open a

Restaurant

at the following location

46 Mulberry Street, NY, NY 10013

This establishment is seeking a license to serve

Beer, Wine and Cider

Edwin Collado / Waldo Rosano (40)360-4087

Contact the Applicant or COMMUNITY BOARD 3
With any questions or concerns
m03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS
第3社區居民 請注意

El Sitio LLC (40)360-4087
公司名 (Company) and / 聯繫人名 (Contact Info)

Plans to open a (或計劃在地址下列出之地址開辦何種業務?)

Restaurant
(請選擇 / please choose)

酒吧 (Bar) / 餐館 (Diner and)
外賣餐館 (Fast Food) 或 熟食
店 (Hot-Delivered Food)

46 Mulberry Street, NY, NY 10013
地址 (Address)

seeking a license to serve (以上地址之業務請以下列業務選擇)

Beer, Wine and Cider
(請選擇 / please choose)

酒類 (Alcohol) 啤酒 (Beer) 葡萄酒 (Wine) 或 蘋果
酒和洋梨酒類 (Wine & Liquor)

如有任何疑問或疑慮，請聯繫中國城第三社區委員會
m03@cb.nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS
VECINOS DE LA COMUNIDAD

El Sitio LLC (40)360-4087
Company Name / Contact Info

Plans to open a:

Restaurant
(Please choose the type of business
allowed by the license)

Planifique abrir un/una:

Restaurante
(Por favor elija el tipo de negocio
que está autorizado por la licencia)

46 Mulberry Street, NY, NY 10013
Address

Seeking a license to serve

En búsqueda de una
licencia para servir:

Beer, Wine & Cider
Beer & Wine & Cider

Cerveza, Vino y Cider
Cerveza, vino y bebidas alcohólicas

At COMMUNITY BOARD 3
SLA & DCA Licensing
Committee Meeting

En la JUNTA COMUNITARIA 3
La reunión del Comité
de Licencias del SLA y del DCA

Si hay preguntas o inquietudes, favor de comunicarse con el solicitante o
la Junta Comunitaria 3
m03@cb.nyc.gov - www.cb3manhattan.org

El SITIO
RESTAURANT

El SITIO
RESTAURANT

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ATTENTION RESIDENTS & NEIGHBORS
El Sitio, LLC 3650 1st St.
Dear Neighbors:
We are pleased to announce that El Sitio is now open for business.

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El Sitio, LLC 3650 1st St.
Dear Neighbors:
We are pleased to announce that El Sitio is now open for business.

Order for
delivery
with
GRUBHUB

FIGHTING FOOD WASTE TOGETHER
The Seed to Cup

Uber
Eats

WARNING
ELITE
1700 400-9146

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

El Sitio LLC (416) 360-4087
 Company Name/ Contact Info Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

Restaurant

(Please choose) Bar/Restaurant
sidewalk café/backyard use

Restaurante

(Favor de escoger) una Barra/un Restaurant
un café de acera o un patio de atrás

416 Mulberry Street, NY NY 10013
 address dirección

Seeking a license to serve

En búsqueda de una
licencia para servir:

Beer Wine & Cider

Beer & Wine or Beer/Wine & Liquor

Cerveza, Vino y Cider

Cerveza y vino o cerveza/vino y bebidas alcohólicas

At COMMUNITY BOARD 3
SLA & DCA Licensing
Committee Meeting

En la JUNTA COMUNITARIA 3
La reunión del Comité
de Licencias del SLA & DCA

Si hay preguntas...

英文牙科中心
BLUE BAY
兒童及成人牙科全方位服務
鑲牙、隱形矯正 (Invisalign)
牙齒美容、根管治療、牙齒美白
主理人陳國大醫生 718-888-2338
718-888-9116
Wenzia Zhou
DDS, PhD
陳國大醫生

世界日報

WEEKDAY 50¢ WORLD JOURNAL

**需要律師處理
你的法律問題?**
516.788.8821 普通話
516.788.8822 廣東話
最具經驗的律師 專門對你的案情
紐約亞裔律師協會
律師聯合免費諮詢
Legal Referral and
Information Service
Asian American
Bar Association
of New York
-Member Since 1989-

華埠新春大遊行 政要齊呼反仇亞

SAVE CHINATOWN
冬奧閉幕 中第3美第4
 挪威16金蟬聯第一 2026義大利再見