



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, Haxhi Kabashi, as a qualified representative of 130 Saint Marks LLC,  
located at 130 St Marks Place, New York, NY agree to the following stipulations:

1. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) Pizzeria  
☒ Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be:  
Mon 5.00 pm - 12.00 am; Tue 5.00 pm - 12.00 am; Wed 5.00 pm - 12.00 am;  
Thu 5.00 pm - 12.00 am; Fri 5.00 pm - 12.00 am; Sat 5.00 pm - 12.00 am; Sun 5.00 pm - 12.00 am.
- (I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)
3. ☒ 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.
4. ☒ 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.
5. I will not have ☒ DJs, ☒ live music, ☒ promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☒ more than 1 private parties per night.
6. ☒ I will play ambient recorded background music only. 0 number of TVs
7. ☒ 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.
8. ☒ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
9. ☒ I will not apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.
10. ☒ I will not participate in pub crawls or have party buses come to my establishment.
11. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
12. ☒ 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 -
13. ☒ I will not have wait lines outside. ☐ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
14. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
15. ☒ 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: Haxhi Kabashi Phone Number: (646) 510 - 3551

16. ☐ I will: \_\_\_\_\_

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

Signed [Signature] Dated 2/25/2022

Sworn to this 25 day of FEB 2022

[Signature]  
Notary Public  
PUBLIC STATE OF NEW YORK  
No. 01SO6385139  
Qualified in New York County  
My Commission Expires 12-24-2022



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Paul Rangel, Board Chair

Susan Stetzer, District Manager

**Community Board 3 Liquor License Application Questionnaire**

Today's Date: 03/01/2022

**APPLICANT**

1. Name of applicant and principle(s): 130 Saint Marks LLC, Haxhi Kabashi, Nikolin Leskaj, Gentian
2. Premise address: 130 St. Marks Place, New York, NY, 10009
3. Cross streets: St. Marks Place between Avenue A and 1st Avenue
4. Trade name (DBA): Crispiano
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: Beer & Wine
9. Previous or current use of the location: Restaurant
10. Corporation and trade name of current location: I love Panzerotti NY LLC d/b/a I love Panzerotti NY
11. Type of building and number of floors: Residential over Commercial, 5 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? 75
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): C1-5 & R7A
15. How many licensed establishments are within 1 block? 20
16. How many On-Premise (OP) liquor licenses are within 500 feet? 44
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: 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): Monday - Sunday from 5.00 pm to 12.00 am
22. Total number of table: 9 23. Total number of seats: 24
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): Rectangular 112' X 23' located on the right side of the
26. Does premise have a full kitchen? ☒ Yes ☐ No
27. What are the hours kitchen will be open? 5.00 pm - 12.00 am
28. What type of food is available for sale? Mainly pizza
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Principal
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? \_\_\_\_\_
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: \_\_\_\_\_
35. What will be the music volume? ☒ Background (quiet) ☐ Entertainment level
36. Please describe your sound system: one/two Sonos Speaker
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? \_\_\_\_\_  
See below.
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 will not have any music playing on the outside and will keep our door closed and mitigate
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): \_\_\_\_\_
45. Address: \_\_\_\_\_ 45a. Community Board \_\_\_\_\_
46. Dates of operation: \_\_\_\_\_
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.

## **ADDENDUM:**

**Question 39: How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment?**

The control of the area surrounding the premises will be mainly supervised by the Manager and, through proper training, by the staff of the restaurant who will directly interact with the customers.

The patrons waiting to be served will not be standing on the sidewalk and the staff will make sure to keep the surrounding areas crowd free to avoid obstructions.

# **LETTER OF NO OBJECTION**



128642-8

Robert D. LiMandri  
Commissioner

October 3, 2012

Scott D. Pavan, R.A.  
Deputy Borough  
Commissioner  
[spavan@buildings.nyc.gov](mailto:spavan@buildings.nyc.gov)

Dana E. Christian, Director  
Licensing Issuance Division  
New York State Liquor Authority  
317 Lenox Avenue, 4<sup>th</sup> floor  
New York, NY 10027

280 Broadway, 3rd Fl.  
New York, NY 10007  
[www.nyc.gov/buildings](http://www.nyc.gov/buildings)  
212-312-0021  
212-312-3875

Re: 130 St Marks Place  
BLOCK: 435; LOT: 29  
ZONING DISTRICT: C1-5 & R7A  
MANHATTAN

To Whom It May Concern:

This is in response to your request dated September 10, 2012 for a Letter of No Objection for 130 St Marks Place. There is no Certificate of Occupancy on file for this address. The Block and Lot records for this property include that on the 1<sup>st</sup> floor there is a commercial space.

This Department has No Objection for an Eating and Drinking Establishment, Use Group #6, Non-Place of Assembly, for less than seventy-five (75) persons on the first (1<sup>st</sup>) floor of the above referenced premises.

If this building is hereafter altered or its use changes an application for such alteration work or change of use must be filed and a certificate of occupancy shall be issued pursuant to Article 22 of Sub-Chapter 1 of the Administrative Code of the City of New York.

Please contact me if you have any additional questions or concerns regarding this matter. For more specific property information, please visit the "Building Information System" on our web site: [www.nyc.gov/buildings](http://www.nyc.gov/buildings).

Sincerely,



Scott D. Pavan, R.A.  
Deputy Borough Commissioner  
Manhattan

SP/cl

Co: Martin Rebholz, R.A., Borough Commissioner  
Ginlo Topino, Plan Examiner  
Premises File  
LNO Files

# **PRINCIPALS WORK EXPERIENCE**

# HAXHI KABASHI

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77 Charlton Street • New York, NY 10014 • 646-510-3553 • haxhikabashi19@gmail.com

## EXPERIENCE

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### Telio's

2009 - 2013

2481 Broadway, New York, NY, 10025

Server

### S.P.Q.R

2012 - 2020

133 Mulberry St, New York, NY, 10003

Server

### Nonna brick Oven Pizza

2014 - 2018

1843 Main St, Peekskill, NY 10566

Assistant Manager

### Locale Cafe

2018- 2020

208 Piermont Rd, Closter, NJ 07624

Manager

## EDUCATION

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High school of Economics and Finance, United States  
High School Diploma

June 2010

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# GENTJAN PRELA

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3901 Independence Ave • Bronx, NY 10463 • 646-256-0586 • GENTIAN.PRELA@GMAIL.COM

## EXPERIENCE

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### **Nino's 208 Italian Restaurant**

**April 2011- 2013**

208 East 58<sup>th</sup> St, New York, NY 10022

Server

### **Zerro Otto Nove Italian Restaurant**

**January 2013- 2018**

15 W 21st St, New York, NY 10010

Server

### **Patsy's Pizzeria**

**February 2018- 2020**

2287 1st Ave., New York, NY 10035

Server

## EDUCATION

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**High school of T.E.E Agion, Athens, Greece**

**June 2007**

Diploma

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# Nikolin Leskaj

Jersey City, NJ 07307

[nikolinleskaj@gmail.com](mailto:nikolinleskaj@gmail.com)

+1 347 777 4557

Authorized to work in the US for any employer

## Work Experience

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### **Pizza Chef**

Numero 28 - New York, NY

August 2012 to Present

### **Pizza Chef**

089 - New York, NY

June 2011 to March 2012

### **Chef**

Grand Hotel - Tirana

September 2009 to June 2011

### **Line Cook**

Flb - Trieste, Friuli-Venezia Giulia

August 2005 to May 2009

## Skills

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- Driving
- Customer service
- Microsoft Office
- Supervising experience
- Management

## Languages

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- English - Fluent
- Albanian - Expert
- Italian - Expert
- Spanish - Beginner

## Certifications and Licenses

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### **Qualifying Certificate in Food Protection**

March 2013 to Present

**NOTICE POSTED ON THE PREMISES**

**ATTENTION RESIDENTS  
& NEIGHBORS**

130 West Market LLC d/b/a Chipman

plans to open a

Pharmacy

at the following location

130 W. Market Place, New York, NY 10003

**This establishment is seeking a license to serve**

Beer & Wine

David Katsaris / tsakakatsakis19@gmail.com / (212) 510-1511

Contact the Applicant or COMMUNITY BOARD 3

With any questions or concerns,  
mail@ch3.ny.gov - www.ch3boardman.org

@AMMIDARE




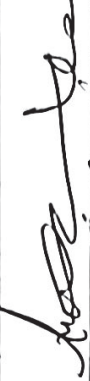





# **COMMUNITY OUTREACH**



130 St. Marks Place, New York, NY, 10009  
**COMMUNITY OUTREACH**

NAME	ADDRESS	SIGNATURE
Valerie Vary	130 Saint Marks Pl	Valerie Vary
Isabella Maldonado	130 Saint Marks Pl	Isabella Maldonado
Colleen Mitchell	130 Saint Marks Pl	Colleen Mitchell
Jordan Dasher	128 ST MARKS PL	Jordan Dasher
Edwin Deloz	130 ST MARKS PL	Edwin Deloz
Jamie Caragher	128 St Marks Pl	Jamie Caragher
Harry Wilson	128 ST MARKS PL	Harry Wilson
Ben Woodburn	130 ST MARKS PL	Ben Woodburn
Van Canna	130 ST MARKS PL	Van Canna

130 St. Marks Place, New York, NY, 10009  
COMMUNITY OUTREACH

NAME	ADDRESS	SIGNATURE
Mike Gallegos	130 St. Marks	
Jeff KeHoe	130 St. Marks	
Kim Wang	130 <sup>st</sup> Marks	
Ani Demaj	130 <sup>st</sup> Marks	
Andrew Roda	92 St Marks	
Joe	115 Avenue A	
MARK	96 St Marks	
Arturo Roman	West 12 <sup>th</sup>	
Amix	98 St Marks	

[illegible]