



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, Ghasan Ballan, as a qualified representative of Cafe Mocha Inc, located at 111 1st Avenue, New York, NY agree to the following stipulations:

1.  I will operate a full-service restaurant, specifically a (type of restaurant) Breakfast & Brunch, Bars, Italian  
 Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be:  
 Mon 8am - 12am; Tue 8am - 12am; Wed 8am - 12am; Thu 8am - 12am; Fri 8am - 12am; Sat 8am - 12am; Sun 8am - 12am.
- (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 10:00 p.m. 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 \_\_\_\_\_ private parties per \_\_\_\_\_.
6.  I will play ambient recorded background music only. \_\_\_\_\_ 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 8pm. - **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: Ghasan Ballan Phone Number: (646) 573-5578

16.  I will: \_\_\_\_\_

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

Ghasan Ballan  
 Signed

07/20/2022

Dated

Sworn to this 20th day of July, 2022

Ellen Lee  
 Notary Public Notary Public, State of New York  
 No. 01LE6109987  
 Qualified in Queens County  
 Commission Expires May 24, 2024



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 Application Questionnaire for Administrative Approval**

Today's Date: 07/20/2022

**APPLICANT**

1. Name of applicant and principle(s): Cafe Mocha Inc Ghasan Ballan, President
2. Premise address: 111 1st Ave (North Store)
3. Cross streets: Between E 6th St & E 7th St
4. Trade name (DBA): Cafe Mocha
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: Restaurant Wine
9. Previous or current use of the location: Japanese Restaurant
10. Corporation and trade name of current location: Cafe TKJ Inc DBA Suki (Tenant vacated the premises already)
11. Type of building and number of floors: 5-story mixed residential & commercial bldg
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? 74 max indoors
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? 54
16. How many On-Premise (OP) liquor licenses are within 500 feet? 30
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: N/A
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): N/A
22. Total number of table: 9 23. Total number of seats: 30
24. How many stand-up bars / bar seats are located on the premise? 1 with 5 stools  
 (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): 10' x 8' L-shaped bar at the rear right, next to kitchen
26. Does premise have a full kitchen?  Yes  No
27. What are the hours kitchen will be open? 7am - 12am
28. What type of food is available for sale? Breakfast & Brunch, Bars, Italian
29. Will a manager or principal always be on site?  Yes  No If yes, which? Principal
30. How many employees will there be? 6-10
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? 1
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: N/A
35. What will be the music volume?  Background (quiet)  Entertainment level
36. Please describe your sound system: \_\_\_\_\_
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? \_\_\_\_\_
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? \_\_\_\_\_
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): Cafe Mocha Inc
45. Address: 116 2nd Ave 45a. Community Board Manhattan 3
46. Dates of operation: 2008-2020
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: Cafe Mocha Inc at 116 2nd Ave. Business closed due to bldg fire, and now reopening at 111 1st Ave
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.