



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, Yremil Rosario, as a qualified representative of 521 Restaurant Corp
located at 521 Grand Street, New York, NY agree to the following stipulations:

1. ☒ 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.

2. My hours of operation will be:

Mon 8 AM- 12 AM; Tue 8 AM- 12 AM; Wed 8 AM- 12 AM;
Thu 8 AM- 12 AM; Fri 8 AM- 12 AM; Sat 8 AM- 12 AM; Sun 8 AM- 10 PM.

(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 . - 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: Yremil Rosario Phone Number: 646-724-6932

16. ☐ I will:

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

Signed

Sworn to this

day of

Dated

Notary Public

JOSE ROJAS
Notary Public, State of New York
No. 01RD6113154
Qualified in New York County
Commission Expires 01-03-25



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Paul Rangel, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: January 26, 2023

APPLICANT

1. Name of applicant and principle(s): Yermil Rosario
2. Premise address: 521 Grand Street New York ny 10002
3. Cross streets: East Broadway, Abraham Kattin Street
4. Trade name (DBA): El Castillo De Jigua II
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: Full Service Restaurant
10. Corporation and trade name of current location: 521 Restaurant Corp
11. Type of building and number of floors: Mixed-use, 4 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): R7-2
15. How many licensed establishments are within 1 block? 0
16. How many On-Premise (OP) liquor licenses are within 500 feet? 0
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, Monday, Tuesday, Wednesday, Thur-Sat 8am-12 AM
22. Total number of table: 13 23. Total number of seats: 25
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.)

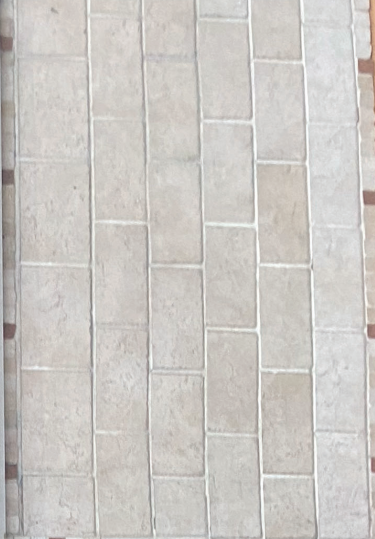
25. Describe all bars (length, shape, and location): Rectangle, 25ft x 4ft
26. Does premise have a full kitchen? ☒ Yes ☐ No
27. What are the hours kitchen will be open? The kitchen will be open all hours of operation
28. What type of food is available for sale? Latin American / Spanish
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Yoramil Rosano
30. How many employees will there be? 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? _____
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
35. What will be the music volume? ☒ Background (quiet) ☐ Entertainment level
36. Please describe your 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?
There is street parking + a parking lot down the block
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?
There will be no lines outside. Manager is trained in crowd control
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. Owner has managed establishment for over 10 years
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.



El Castillo De Jagua II

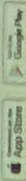
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ATTENTION RESIDENTS & NEIGHBORS

521 Restaurant Corp.
Company Name / Contact Info

plans to open a

Restaurant

(Please choose) Beer / Restaurant
(Please choose) Beer / Restaurant
(Please choose) Beer / Restaurant

at the following location

521 Grand Street, New York, NY 10002
Address / Location

This establishment is seeking a license to serve

Beer, Wine and Cider
Beer & Wine or Beer & Wine or Beer

Elena - Millennium Consulting - (347) 619-7473
Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 3

With any questions or for more information, please contact:
mn03@cb.nyc.gov - www.cb3nyc.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

521 Restaurant Corp.
Company Name / Contact Info

Plans to open a:

Restaurant

(Please choose) Beer / Restaurant
(Please choose) Beer / Restaurant
(Please choose) Beer / Restaurant

521 Grand Street, New York, NY 10002
Address / Location

Seeking a license to serve

En búsqueda de una
licencia para servir:

Beer & Wine and Cider / Cerveza y Vino
Beer & Wine or Beer / Wine & Cider or Beer & Wine

**AL COMMUNITY BOARD 3
SLA & DCA Licensing
Committee Meeting**

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

ATTENTION RESIDENTS & NEIGHBORS 第3社區居民 請注意

521 Restaurant Corp.
公司名字 (Company name) / 請聯繫人的資料 (Contact info)

Plans to open a (以上的店主想要在第三社區中開生意請選擇開張生意)

Restaurant
(請選擇 / please choose)

(Please choose) Beer / Restaurant
(Please choose) Beer / Restaurant
(Please choose) Beer / Restaurant

521 Grand Street, New York, NY 10002
地址 / 生意地址

seeking a license to serve (以上的店主想開張以下開張生意)

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

(Please choose) Beer & Wine or Beer & Wine or Beer & Wine
(Please choose) Beer & Wine or Beer & Wine or Beer & Wine
(Please choose) Beer & Wine or Beer & Wine or Beer & Wine

如有任何問題或關注，請聯繫申請者或第三社區委員會
mn03@cb.nyc.gov - www.cb3nyc.org

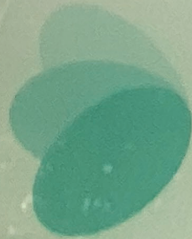


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FIGHTING FOOD
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ATTENTION RESIDENTS & NEIGHBORS

521 Restaurant Corp
Company/Store Name and Contact Number for Questions

plans to open a

Restaurant

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

at the following location

521 Grand Street, New York, NY 10002

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

521 Restaurant Corp
Company Name/Contact Info
Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Restaurant

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

Planifique abrir un/un/a:

Restaurante

(Please choose) Bar/Restaurant
en café de acera o un patio de acera

521 Grand Street, New York, NY 10002
Address

ATTENTION RESIDENTS
第3社

521 Restaurant Corp
Company Name/Contact Info

Plans to open a (第3社)

Restaurant

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

521 Grand Street, New York, NY 10002
Address

seeking a license

Bewe, W
(Please choose) Bar/Restaurant
sidewalk cafe/backyard use

如有任何問題請電
mm03@chay



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