



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

Tareake Dorill, Board Chair

Susan Stetzer, District Manager

**Community Board 3 Liquor License Application Questionnaire**

**NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.**

**The following items and questionnaire package are due by date listed in email invite:**

- ☒ Schematics, floor plans or architectural drawings of the inside of the premise.
- ☒ A proposed food and or drink menu.

**The following items are due by noon Friday before the meeting:**

- ☐ Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- ☒ Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website:  
<https://www1.nyc.gov/site/manhattancb3/resources/community-groups.page>  
(this is not required but strongly suggested if a relevant group exists)
- ☐ Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

Check which you are applying for:

- ☒ new liquor license    ☐ alteration of an existing liquor license    ☐ corporate change

Check if either of these apply:

- ☐ sale of assets    ☐ upgrade (change of class) of an existing liquor license

Today's Date: 4/23/23

Is location currently licensed? ☐ Yes ☒ No    Type of license: \_\_\_\_\_

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Cornerstone Cafe

Corporation and trade name of current license: N/A

**APPLICANT:**

Premise address: 210 East 2nd Street (a/k/a 17 Avenue B); New York, NY 10009

Cross streets: 2nd/3rd streets

Name of applicant and all principals: Cantina Cubana LLC  
Ricardo Arias, Patricia Valencia

Trade name (DBA): Cantina Cubana Latin Food

**PREMISE:**

Type of building and number of floors: 4 Floors, 8 units (mixed residential and commercial)

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

☒ Yes ☐ No What is maximum NUMBER of people permitted 74

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

**PROPOSED METHOD OF OPERATION:**

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) 12:00 p.m. - 12:00 a.m. with sidewalk cafe closing no later than 10:00 p.m.

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? ☐ Yes ☒ No

If yes, please describe what type: \_\_\_\_\_

Number of indoor tables? 12 Total number of indoor seats? 30

How many stand-up bars/bar seats are located on the premise (number, length, and location) \_\_\_\_\_  
0 (only service bar on premises)

(A **stand-up bar** is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)

Does premise have a full kitchen? ☒ Yes ☐ No

Does it have a food preparation area? ☐ Yes ☒ No (If any, show on diagram)

Is food available for sale? ☒ Yes ☐ No If yes, describe type of food and submit a menu \_\_\_\_\_  
Cuban and Mexican cuisine; see attached menu

What are the hours the kitchen will be open? until 1 hour before closing

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Manager

How many employees will there be? 5

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows? No

Will there be TVs/monitors? ☐ Yes ☒ No (If Yes, how many?) \_\_\_\_\_

Will premise have music? ☒ Yes ☐ No

If Yes, what type of music? ☐ Live musician ☐ DJs ☒ Streaming services/playlists

If other type, please describe \_\_\_\_\_

What will be the music volume? ☒ Background (conversational) ☐ Entertainment (live music venue level) Please describe your sound system: Audio receiver

Will you host any promoted events, scheduled performances, or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? No

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? N/A

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

Please attach plans. (Please do not answer "we do not anticipate congestion.") Staff will monitor sidewalk and vehicular traffic to ensure no crowds nor vehicular congestion occur.

Will there be security personnel? ☐ Yes ☒ No (If Yes, how many and when) \_\_\_\_\_

How do you plan to manage noise inside and outside your business so neighbors will not be affected?

Please attach plans. Music will be kept at an ambient noise level.

Is sound proofing installed? ☐ Yes ☐ No Unknown; however, to the best of the applicant's knowledge, there have been no complaints about the former restaurant.

If not, do you plan to install sound proofing? ☐ Yes ☒ No

Are there current plans to use the Open Restaurants program for the sale or consumption of alcoholic beverages outdoors? (includes roof & yard) ☒ Yes ☐ No If Yes, describe and show on diagram:

please see attached diagram

#### APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously? ☒ Yes ☐ No

If yes, please indicate name of establishment: Cafe Cortadito

Address: 210 East 3rd Street, Store 4; New York, NY 10009 Community Board # 3

Dates of operation: 2008-2023

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume. Note: failure to disclose previous experience or information hampers the ability to evaluate this application. Same as above

Does any principal have other businesses in this area? ☐ Yes ☒ No If Yes, please give trade name, address and describe the business \_\_\_\_\_

Has any principal had SLA reports or action within the past 5 years? ☒ Yes ☐ No If Yes, attach list of violations and dates of violations and outcomes, if any. One \$1,500 fine paid during COVID-19.

Attach a separate diagram that indicates the location (**name and address**) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate **Bar**, **Restaurant**, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

\*Please see attached diagram and corresponding list

**LOCATION:**

How many licensed establishments are within 1 block? 7

How many On-Premise (OP) liquor licenses are within 500 feet? 14

Is the premise within 200 feet on the same street of any school or place of worship? ☐ Yes ☒ No

**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, but it is not required. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary)

***We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.***

1. My license type is: ☐ beer & cider ☐ wine, beer & cider ☒ liquor, wine, beer & cider
2. ☒ I will operate a full-service restaurant, specifically a (type of restaurant)  
Cuban/Mexican restaurant, or  
☐ I will operate a \_\_\_\_\_,  
☐ with a kitchen open and serving food during all hours of operation OR ☐ with less than a full-service kitchen but serving food during all hours of operation OR ☐ Other  
\_\_\_\_\_
3. My hours of operation will be:  
Mon 12:00 p.m.-12:00 a.m. ; Tue 12:00 p.m.-12:00 a.m. ; Wed 12:00 p.m.-12:00 a.m. ;  
Thu 12:00 p.m.-12:00 a.m. ; Fri 12:00 p.m.-12:00 a.m. ; Sat 12:00 p.m.-12:00 a.m. ;  
Sun 12:00 p.m.-12:00 a.m. . (I understand opening is "no later than" specified opening hour,  
and all patrons are to be cleared from business at specified closing hour.)
4. ☐ I will not use outdoor space for commercial use (including Open Restaurants) OR  
☒ My sidewalk café hours or other outside hours (including Open Restaurants) will be  
12:00 p.m. - 10:00 p.m.
5. ☐ I will employ a doorman/security personnel: \_\_\_\_\_
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, or during unamplified performances or televised sports. ☐ I will have a closed fixed façade with no open doors or windows except my entrance door, which 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, or during unamplified performances or televised sports.
8. I will not have ☒ DJs, ☒ live music, ☒ third-party promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☐ more than \_\_\_\_\_ DJs per \_\_\_\_\_, ☐ more than \_\_\_\_\_ private parties per \_\_\_\_\_
9. ☒ I will play ambient recorded background music only.
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 restrictions OR ☒ I will have happy hour and it will end by 7 p.m..
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: Patricia Valencia

Phone Number: (917) 445-0790

# Cantina Cubana

## APPETIZERS

- Guacamole \$ 14.00**  
- Guacamole made to the order served with Mariquitas (plantain chips)
- Yuca Frita con Cortadito Salsa \$ 9.95**  
- Fried cassava fingers with Cortadito salsa
- Croquetas de Pollo o Jamon \$ 9.95**  
- Smoked chicken or Ham Croquettes with salsa Camagney
- Chorizo Salteado \$ 12.95**  
- Sautéed Spanish chorizo with peppers and onions
- Empanaditas de Carne \$ 10.95**  
- Mini beef turnovers with a chimichurri salsa
- Mini Cubans Bocaditos \$ 9.95**  
- Roasted Pork, smoked ham, swiss cheese, mustard, sliced pickles, pressed
- Camarones al Ajillo \$ 12.95**  
- Sautéed Shrimp in a garlic sauce
- Calamares Ricardo \$ 13.95**  
(Choice of calamaries or shrimps)
- Crispy Calamari, Smoked Paprika, Honey and Chipotle Adobo
- Elote \$ 7.00**  
Grilled Corn on the cob, oil, cotija cheese, marita salt.

## ENSALADAS - SALADS

- Avocado Salad \$ 11.95**  
- Watercress, tomatoes, red onions
- Guaguanco \$ 11.95**  
- Avocado, pineapple, red onions, fresh tropical cheese with mango vinaigrette
- ADD Shrimp, steak, chicken or salmon \$ 8.00**
- Watermelon Salad - Feta Cheese, Arugula \$ 12.95**  
salad of the day \*Market price\*

## ACOMPÑANTES - SIDE DISHES

- Maduros - Sweet fried plantains \$ 5.00**
- Tostones - Green plantains \$ 5.00**
- Arroz Blanco - White Rice \$ 5.00**
- Frijoles Negros - Black beans \$ 5.00**
- Sautéed Green Beans with Garlic \$ 6.95**
- Mariquitas - Plantain chips w/ Cortadito house made salsa \$ 6.95**
- Mixed vegetables \$ 6.95**
- Papitas fritas \$ 6.95**  
- French Fries

## ENTREES

### POLLO / POULTRY

- Arroz con Pollo \$ 18.95**  
- Chicken breast chorizo rice, scallions, piquillo peppers
- Pollo Empanizado \$ 19.00**  
- Breaded chicken breast served with white rice and black beans
- Pollo A la Plancha \$ 19.00**  
- Marinated grilled chicken breast
- Filetillo de pollo \$ 19.00**  
- Slices of grilled chicken sautéed with garlic, onions, and green peppers

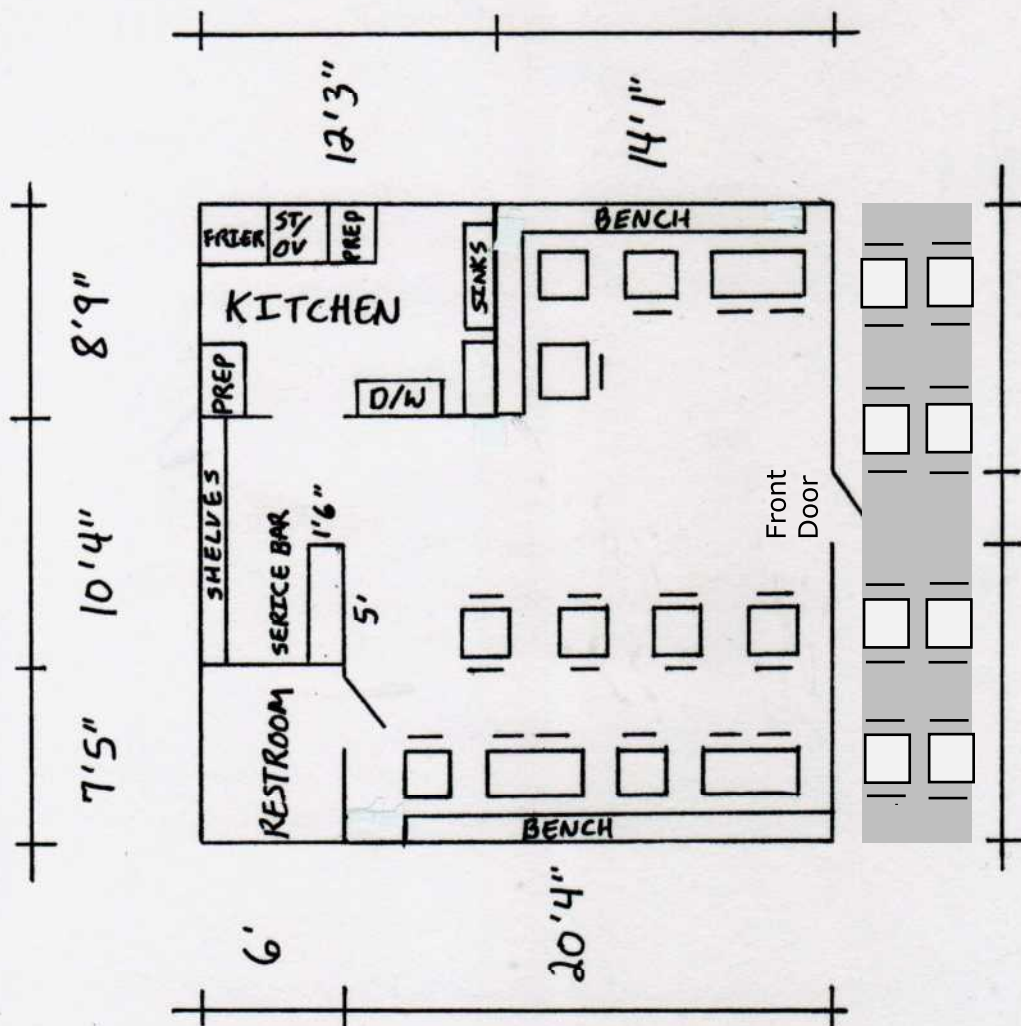
### MEATS / CARNES

- Ropa Vieja \$ 22.95**  
- Shredded beef in a creole sauce
- Churrasco \$ 29.95**  
- Grilled skirt steak with chimichurri salsa
- Vaca Frita \$ 22.95**  
- Pan-fried shredded skirt steak flavored with mojo criollo sauce
- Chuleta de Puerco estilo Bayamo \$ 21.95**  
- Marinated sautéed pork chops Bayamo style
- Rabo Encendido \$ 24.95**  
- Ox tail braised in a savory stew of tomatoes, garlic, peppers and red wine
- Arroz con Picadillo Cua Cua \$ 19.95**  
- All Natural ground beef from Angus with diced onions, peppers, tomatoes, and avocado and topped with a fried egg
- Filetillo Salteado \$ 19.95**  
- Slices of prime beef sautéed with garlic, onions and green peppers
- Cubano \$ 16.00**  
- Roasted Pork, smoked ham, swiss cheese, mustard, slice pickles served with yuca, fries or plantain chips
- Tacos \$ 16.95**  
- 2 tacos chicken, beef or shrimp

### SEAFOOD / MARISCOS

- Pargo Varadero \$ 22.95**  
- Red snapper fillet breaded in a green plantain crust
- Camarones Havana Vieja \$ 23.95**  
- Sautéed shrimp in a creole sauce over sweet plantain top with caribbean cheese
- Paella de Mariscos \$ 26.95**  
- Classic rice dish with seailho, main lobster, shrimp, mussels, calamari, scallops
- Salmon a la Cubana \$ 22.95**  
- Pan-seared Salmon with a sugar cane juice
- VEGETARIAN / VEGETARIANO**
- Plato Vegetariano Cortadito Style \$ 18.95**  
- Guaguanco salad, sweet plantains, black beans, white rice

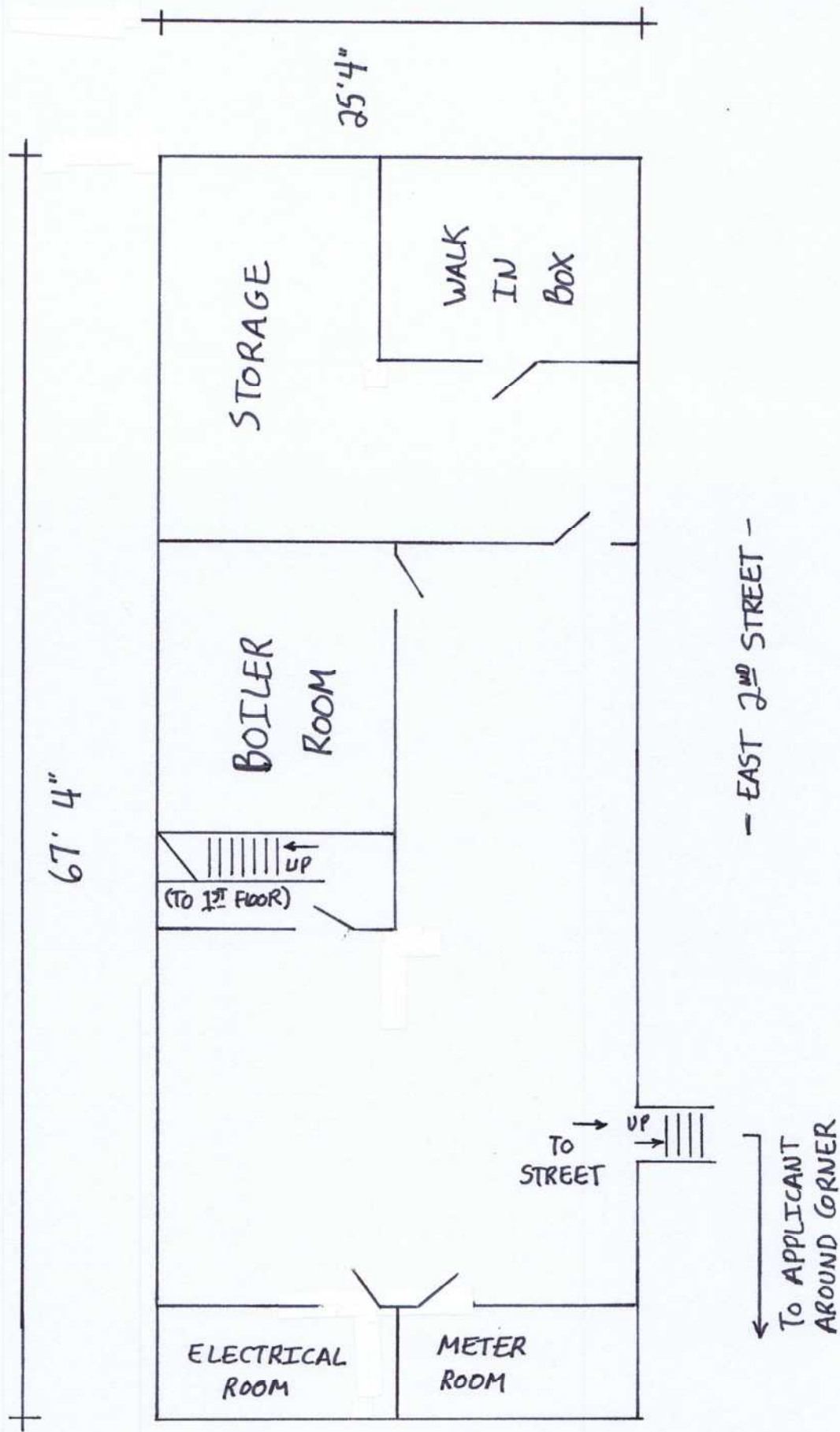
INTERIOR DIAGRAM  
 17 AVENUE B  
 NEW YORK, N.Y.  
 MARCH 15, 2023  
 NOT TO SCALE



Avenue B

Sidewalk seating will have 8 tables, seating 16 people in total, with 4 tables to the left of the front door and 4 tables to the right of the front door

INTERIOR DIAGRAM - BASEMENT  
17 AVENUE B  
NEW YORK, N.Y.  
APRIL 1, 2023  
NOT TO SCALE









# Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park  
Wyckoff, NJ 07481  
Phone: (201) 848-5652  
E-mail: landess@att.net  
landessphotographers.com

## RE: 17 AVENUE B - ON PREMISE LICENSES

1. Eastpoint - 25 Avenue B - 71'
2. The Hairy Lemon - 28-30 Avenue B - 115'
3. Poco NYC - 29 Avenue B - 192'
4. Mama's Bar - 34 Avenue B - 200'
5. Plado - 199 East 2<sup>ND</sup> Street - 224'
6. Il Posto Accanto - 190 East 2<sup>ND</sup> Street - 252'
7. Clinton Street Baking Company - 2-4 Clinton Street - 327'
8. Post - 217 East 3<sup>RD</sup> Street - 314'
9. Lamia's Fish Market - 45 Avenue B - 370'
10. The MayFly - 269 E. Houston Street - 428'
11. Subject - 188 Suffolk Street - 457'
12. Tea Dealers - 29 Avenue B Store #2 - 175'
13. Parkside Lounge Bar & Grill - 317 East Houston Street - 358'
14. Van Da - 234 East 4<sup>TH</sup> Street - 488'

### OVER 500'

15. Supper - 156 East 2<sup>ND</sup> Street - 621'
16. Remedy - 245 East Houston Street - 629'
17. The Cabin NYC - 205 East 4<sup>TH</sup> Street - 695'
18. Omar's Kitchen & Rum Bar - 29 Clinton Street - 698'
19. Rebel - 29 Clinton Street - 728'

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## RE: 17 AVENUE B - ON PREMISE LICENSES

20. Mary O's - 32 Avenue A - 734'
21. Double Down Saloon - 14 Avenue A - 753'
22. Kelly's - 12 Avenue A - 761'
23. Lavagna - 545 East 5<sup>TH</sup> Street - 773'
24. Hub Thai - 50 Avenue A - 818'
25. Donnybrook - 35 Clinton Street - 789'

### CHURCHES & SCHOOLS

1. Emmanuel Baptist Church - 256 East 4<sup>TH</sup> Street - 477'
2. Connelly Middle School - 220 East 4<sup>TH</sup> Street - 564'
3. Iglesia Pentecostal El Divino Maestro - 250 East 3<sup>RD</sup> Street - 593'
4. Most Holy Redeemer Roman Catholic Church - 173 East 3<sup>RD</sup> Street - 594'
5. New Amsterdam School - 62 Avenue B - 850'
6. Kingdom Hall of Jehovah Witnesses - 65 Loisada Avenue - 927'
7. M364 The Earth School - 600' East 6<sup>TH</sup> Street - 950'
8. PS 020 Anna Silver School - 166 Essex Street - 965'
9. M515 Lower East Side Preparatory High School - 145 Stanton Street - 1070'



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## RE: 17 AVENUE B - RW LICENSES

1. Le Burger - 540 East 5<sup>TH</sup> Street
2. Tuome - 536 East 5<sup>TH</sup> Street
3. Minca Ramen - 536 East 5<sup>TH</sup> Street
4. Gnoccheria - 234 East 4<sup>TH</sup> Street
5. Seechu Yokota - 199 East 3<sup>RD</sup> Street
6. Domakase - 23 Avenue B
7. Big Bite - 1 Clinton Street
8. Ivan Ramen - 25 Clinton Street
9. Koneko - 26 Clinton Street



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**From:** Michael Paleudis  
**Sent:** Tuesday, March 28, 2023 1:59 PM  
**To:** mhannay@igc.org  
**Cc:** Courtney Raisch  
**Subject:** Liquor License Application; 210 East 2nd Street, a/k/a 17 Avenue B (East 4th St and Lower Ave B Residents Association)  
**Attachments:** 03.09.23 - MJP to CB3 - 30 Day Notice (submitted).pdf

Dear Mr. Hannay:

Our law firm represents Cantina Cubana LLC. Our client has submitted a 30 Day Notice to Manhattan Community Board No. 3 (CB3) because it intends to file an application to the New York State Liquor Authority for a full on-premises liquor license to be sited at 210 East 2nd Street (aka 17 Avenue B). This location was previously operated as Cornerstone. Our client intends to open and operate authentic Cuban restaurant.

As you may know, this location was previously licensed with a full on-premises license. Our client will operate a bona fide restaurant and will close by 12:00 am each day. The sidewalk cafe will close no later than 10:00 pm all nights. Our client will meet with CB3 on April 17. Please do not hesitate to write or call if your organization has any questions or concerns about this application or would like to meet with our client to discuss the project in advance of its meeting with CB3.

Thank you.

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**Michael J. Paleudis, Esq.**  
212.837.8482 (Direct)  
212.835.6768 (Main)  
[mjp@kplawyers.com](mailto:mjp@kplawyers.com)  
[www.kplawyers.com](http://www.kplawyers.com)



New York | New Jersey | Pennsylvania

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**From:** Michael Paleudis  
**Sent:** Tuesday, March 28, 2023 1:53 PM  
**To:** info@evccnyc.org  
**Cc:** Courtney Raisch  
**Subject:** Liquor License Application; 210 East 2nd Street, a/k/a 17 Avenue B (East Village Community Coalition)  
**Attachments:** 03.09.23 - MJP to CB3 - 30 Day Notice (submitted).pdf

Dear Ms. Sewell:

Our law firm represents Cantina Cubana LLC. Our client has submitted a 30 Day Notice to Manhattan Community Board No. 3 (CB3) because it intends to file an application to the New York State Liquor Authority for a full on-premises liquor license to be sited at 210 East 2nd Street (aka 17 Avenue B). This location was previously operated as Cornerstone. Our client intends to open and operate authentic Cuban restaurant.

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Thank you.

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New York | New Jersey | Pennsylvania

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**From:** L.E.S. Dwellers <lesdwellers2012@gmail.com>  
**Sent:** Tuesday, March 28, 2023 7:30 PM  
**To:** Michael Paleudis  
**Cc:** Courtney Raisch  
**Subject:** Re: Liquor License Application; 210 East 2nd Street, a/k/a 17 Avenue B (LES Dwellers)

We do not cover this area. Please look at the list for EV groups nearest the location. Thanks!

On Tue, Mar 28, 2023 at 1:53 PM Michael Paleudis <[mjp@kplawyers.com](mailto:mjp@kplawyers.com)> wrote:

Dear Ms. Boyd:

Our law firm represents Cantina Cubana LLC. Our client has submitted a 30 Day Notice to Manhattan Community Board No. 3 (CB3) because it intends to file an application to the New York State Liquor Authority for a full on-premises liquor license to be sited at 210 East 2nd Street (aka 17 Avenue B). This location was previously operated as Cornerstone. Our client intends to open and operate authentic Cuban restaurant.

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Thank you.

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**Michael J. Paleudis, Esq.**

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L.E.S Dwellers

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[www.lesdwellers.org](http://www.lesdwellers.org)