



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: 6/30/23

Is location currently licensed? ☒ Yes ☐ No Type of license: RW (Solo Pizza Inc Expires 10/31/23)
If alteration, describe nature of alteration: (The Licensee is no Longer at The Premises)

Previous or current use of the location: RESTAURANT
Corporation and trade name of current license: Solo Pizza Inc / Solo Pizza
The Licensee abandoned The premises

APPLICANT:
Premise address: 27 Ave B
Cross streets: EAST 2ND & EAST 3RD STREETS
Name of applicant and all principals: LOLLO LLC
LORIS AUTOVINO & STEFANO VERGOLINI
Trade name (DBA): LOLLO RISTORANTE + PIZZERIA

PREMISE:

Type of building and number of floors: Mixed use 6 story building

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 - C1-5

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) MON - WED 5PM - 12AM THURS - SUN 12PM - 12AM
OUTDOOR Seating MON - WED 5PM - 10PM THURS - SUN 12PM - 10PM

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? 23 Total number of indoor seats? 46

How many stand-up bars/bar seats are located on the premise (number, length, and location) 17, 13 1/2', middle of restaurant on the 1st Floor

(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 Italian Food

What are the hours the kitchen will be open? all hours of operation

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Principal's + manager

How many employees will there be? 5

Do you have or plan to install ☐ French doors ☒ accordion doors or ☐ windows?

Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 2 small TV's

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: IPod

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.") We are a small place. The former pizza place was open & operating since 2011

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. The music will be low & at the same volume as the previous licensee

Is sound proofing installed? ☒ Yes ☐ No

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:

3 TABLES + 6 CHAIRS ON THE SIDEWALK + 3 TABLES + 20 SEATS ON THE STREET (EXISTING STREET SHED)

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: _____

Address: _____ Community Board # _____

Dates of operation: _____

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. ROC-119A DUANE ST. NY NY 10013 2013-2016 (CORIS ROTUNDO)

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.

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.

LOCATION:How many licensed establishments are within 1 block? 9How many On-Premise (OP) liquor licenses are within 500 feet? 12Is 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)
Italian 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 5 PM - 11 PM; Tue 5 PM - 11 PM; Wed 5 PM - 11 PM;
Thu 5 PM - 11 PM; Fri 5 PM - 12 AM; Sat 5 PM - 12 AM;
Sun 5 PM - 11 PM. (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
☒ I will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors
5. ☐ I will employ a doorman/security personnel: _____
6. ☐ I will install soundproofing, _____

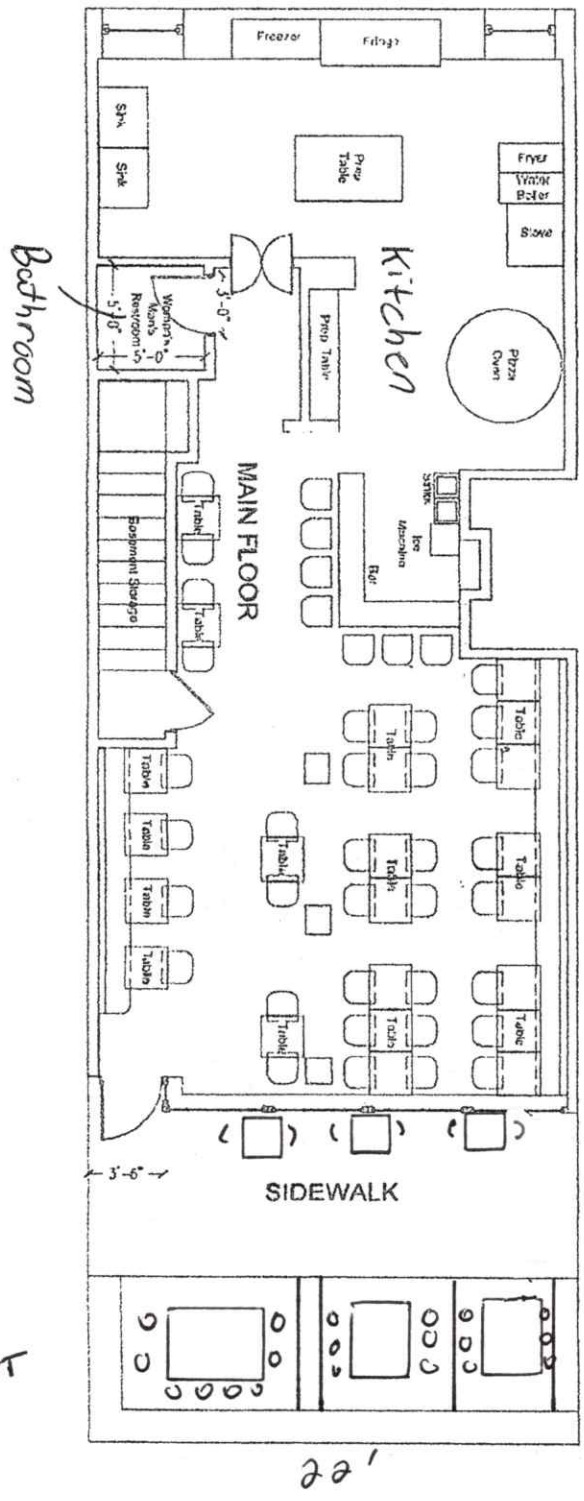
7. ☒ I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified performances or televised sports. ☐ I will have a closed fixed façade with no 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 apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
11. ☐ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12. ☒ I will not participate in pub crawls or have party buses come to my establishment.
13. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
14. ☐ 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 8 Pm.
15. ☐ I will not have wait lines outside. ☐ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. ☒ 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:

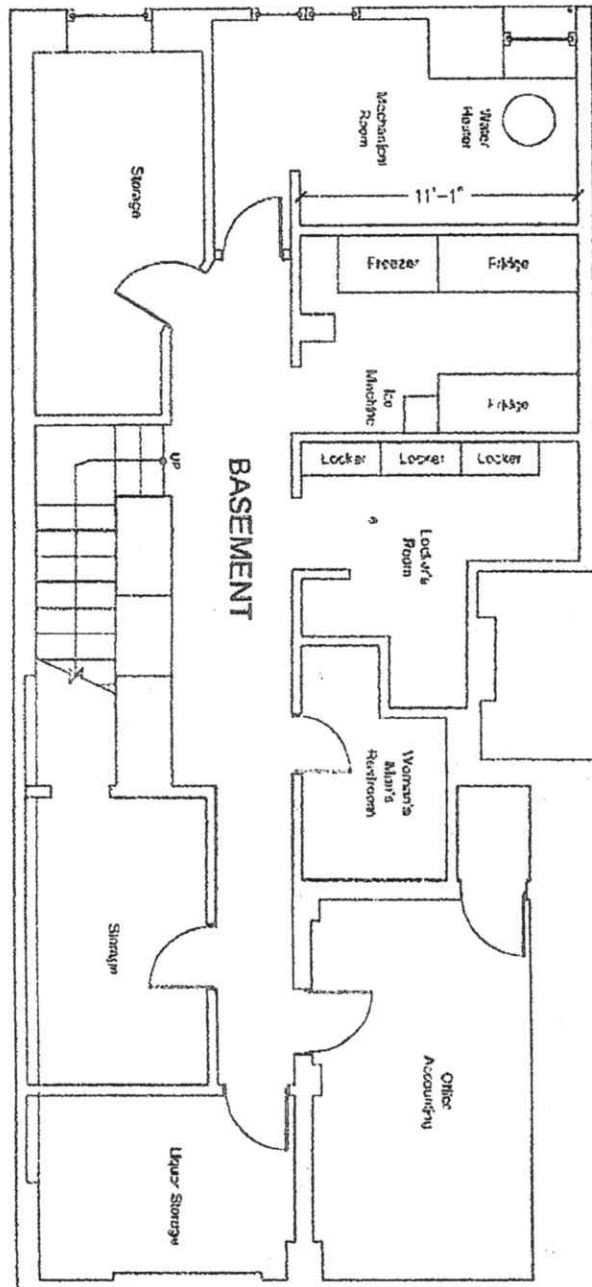
Louis Autovino

Phone Number:

(646) 919-8063



23 Tables
 46 Chairs
 7 Bar stools



Lollo

Ristorante Pizzeria and Bar

Menu

PASTA

- LASAGNA

Homemade classic lasagna with beef ragù

- CACIO E PEPE

Spaghetti with cheese sauce (pecorino Romano)

- TAGLIATELLE AL RAGÙ

Fresh tagliatelle pasta with classic Bologna style beef ragù

- RAVIOLI 4 FORMAGGI

Ravioli with spinach and ricotta

- PENNA PANNA E SALMONE

Penne pasta with cream and salmon (penne vodka)

- GNOCCHI DI PATATE

Potato gnocchi served with ragù or tomato sauce

- FUSILLI AL PESTO

Fusilli pasta with basil pesto

- SPAGHETTI ALLA CARBONARA

Spaghetti pasta with eggs, guanciale and pecorino cheese

- PAPPARDELLE LOLLO

Fresh pappardelle pasta with black truffle, asparagus and fresh **mushrooms**

PIZZA

- MARGERITA

Fiordilatte, lollo tomato, basil

- INFERNO

Fiordilatte, lollo tomato, spicy soppressata

- BUFALINA

Fiordilatte, after cooking topped with cold imported (Mozzarella di bufala) and cherry tomato

- CAPRICCIOSA

Fiordilatte, Lollo tomato, prosciutto cotto, artichokes, olives

- TARTUFATA

Buffalo mozzarella, speck, truffle lolo cream, mushrooms

- MORTADELLA

Fiordilatte, fresh mortadella, pistachio cream

- PROSCIUTTO DI PARMA

Fiordilatte, cherry tomato, rucola, prosciutto di Parma, parmigiano cheese

- 4 FORMAGGI

Fiordilatte, gorgonzola, pecorino,

Provolone, parmigiano

- GENOVESE

Fiordilatte, ricotta, pesto, red onion, spicy soppressata

- VEGETARIANA

Fiordilatte, lollo tomato, mushrooms, artichokes, eggplant

- TONNO E CIPOLLA

Fiordilatte, lollo tomato, tuna, onion

SALAD

- RUCOLA E PERE

Arugula, pear, gorgonzola, walnuts

- CARCIOFI

Artichoke, arugula, green olives, pine nuts, parmigiano cheese

- CESARE

Roman lettuce, parmigiano, Cesar dressing

- SPINACH

Spinach, cherry tomato, ricotta cheese, balsamic vinegar

DOLCI

- TIRAMISÙ

Mascarpone, eggs, coffee, biscuits, sugar, cocoa

- PANNA COTTA

Cream and sugar, flavoring them with the seeds of a vanilla

- CHOCOLATE CAKE

Classic chocolate cake with strawberries

- PIZZA NUTELLA

Pizza bread stuffed with Nutella

APPETIZER

- BRUSCHETTA

Tomato and basil on toasted bread

- CALAMARI FRITTI

Fried calamari served with tomato sauce.

- BURRATA E PROSCIUTTO

Burrata with prosciutto di Parma and cherry tomato

- POLPETTINE DI CARNE

Small meatballs with tomato sauce

BEVERAGE

- FLAT WATER
- SPARKLING WATER
- SODA
- JUICE
- SAN PELLEGRINO



NYS Liquor Authority Mapping Project (LAMP)

version: 1.0.2

Former
Licensee

Search By Proximity

Search for an address or locate on map



Show results within (Feet)

750

0

1500

Search by Ser#, Name, City, Zip, ...

Tasks

Results

Search Inactive Licenses _Query result

Displayed features:0/0

SOLO PIZZA

Serial #

1257248

Category

Retail

Type

On Premises Wine

Method of Operations

Restaurant Serving Beer Cider & Wine Only

Days / Hrs of Operation

No Sale of Alcohol after 12 Midnight

Address

27 AVENUE B
NEW YORK, NY 10009
New York County

License Details

Cert #

784148

Lic Type

RW

Lic Class

341

SLA Zone

1

Lic Exp Date

10/31/2023

Lic Eff Date

11/1/2021

Lic Iss Date

11/1/2021

Lic Org Date

11/22/2011

Status

Active

Principal(s)

Limitone, Phillip
Passaggio, Salvatore

Disciplinary History

Zoom to

0 20 40ft

Esri Comi

industry standard GIS techniques and do not represent actual distances between points of entry. The NYS Liquor Authority makes no representation as to th

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

ALT# 1182/86

BOROUGH

MANHATTAN

DATE DEC 05 1988

NO. 932-17

This certificate supersedes C.O. No. 92375(T)

ZONING DISTRICT CL-5 in R7-2

THIS CERTIFIES that the new-altered-existing building-premises located at

27-33 Avenue D SEC of Ave. E and East Third Avenue

Block 335

Lot 5

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	O.G.				6		Laundry, gas/elec., meter room boiler room, comm. storage
1st Floor	100		1	2	6,2	Res/com.	Stores, lobby, CL "A" apartment
2nd Floor	40		9	15	2	Res.	CL "A" apartments
3rd Floor	40		9	15	2	Res.	CL "A" apartments
4th Floor	40		8	15	2	Res.	CL "A" apartments
5th Floor	40		9	15	2	Res.	CL "A" apartments
6th Floor	40		8	15	2	Res.	CL "A" apartments

CLASS A
MULTIPLE DWELLING
OLD CODE

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED
WITHIN THE BUILDING WITH THE RULES
OF THE DEPARTMENT OF BUILDINGS, MARCH 31ST, 1967.

OPEN SPACE USES

SPEC. FOR PARKING SPACES, LOADS, SEATING, OTHER USES, NONE

N.B.

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON THE REVERSE SIDE.

Serge Celatone
BOROUGH SUPERINTENDENT

David M. ...
COMMISSIONER

☐ ORIGINAL☐ OFFICE COPY-DEPARTMENT OF BUILDINGS☐ COPY

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:	
Location	27 Ave B, New York, New York, 10009
Geocode	Latitude: 40.72241 longitude: -73.98302
Report Generated On	6/28/2023

8 Closest Liquor Stores		
Name	Address	Distance
DISCOVERY WINES LLC Ser #: 1254572	16 AVE B NEW YORK, NY 10009	194 ft
EAST HOUSTON STREET WINE & LIQUOR INC Ser #: 1266928	250 E HOUSTON ST STORE #13 NEW YORK, NY 10002	683 ft
SFDW INC Ser #: 1339790	24 AVENUE C NEW YORK, NY 10009	748 ft
TURTLE DOVE LLC Ser #: 1271455	28 30 CLINTON ST STORE B NEW YORK, NY 10002	823 ft
NIZGA CORP Ser #: 1023551	58 AVENUE A NEW YORK, NY 10009	824 ft
EAST VILLAGE WINE CORP Ser #: 1260885	100 AVENUE C NEW YORK, NY 10009	1,252 ft
VIJAYA GROUP INC Ser #: 1326346	100 STANTON ST NEW YORK, NY 10002	1,412 ft
SALGIRAH CORP Ser #: 1276123	141 ESSEX ST NEW YORK, NY 10002	1,418 ft

Schools within 500 feet		
Name	Address	Distance
CONNELLY CTR EDUCATION/HOLY CHILD MIDDLE SCHOOL	220 E 4TH ST NEW YORK, NY 10009	465 ft

Churches within 500 feet	
Name	Distance
Emanuel Spanish Baptist Church	315 ft
Most Holy Redeemer Church	483 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
CANTINA CUBANA LLC Ser #: 1364225	210 E 2ND ST NEW YORK, NY 10009	155 ft
SOHO PIG COLLECTIVE LLC, THE Ser #: 1363590	42 AVENUE B NEW YORK, NY 10009	196 ft
51 AVENUE B LLC Ser #: 1351945	51 AVENUE B NEW YORK, NY 10004	294 ft
GAMA LOUNGE LLC Ser #: 1340562	50 AVENUE B NEW YORK, NY 10009	302 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
BECAF LLC Ser #: 1188694	29 AVENUE B A/K/A 33 AVE #3 CORNER OF AVE B & E. 3 ST. NEW YORK, NY 10009	12 ft
TD AB LLC Ser #: 1317712	29 AVENUE B STORE 2 NEW YORK, NY 10009	31 ft
25 B GROUP REST AVE LLC Ser #: 1245111	25 AVENUE B NEW YORK, NY 10009	65 ft
GALMAC LLC Ser #: 1304609	28-30 AVENUE B NEW YORK, NY 10009	66 ft
OYSTER CITY LLC Ser #: 1350376	200 E 3RD ST NEW YORK, NY 10003	100 ft
BOOK CLUB BAR LLC Ser #: 1346476	197 E 3RD ST NEW YORK, NY 10009	200 ft
EAST COAST FISH MARKET INC Ser #: 1336397	45 AVENUE B NEW YORK, NY 10009	230 ft
GERMAT OF NY INC Ser #: 1338768	192 E 2ND ST NEW YORK, NY 10009	256 ft
AND ANOTHER ONE INC Ser #: 1345607	190 E 2ND ST NEW YORK, NY 10009	280 ft
GOSLING INC Ser #: 1309866	234 E 4TH ST WESTERLY STORE NEW YORK, NY 10009	366 ft
MAPLE VIEW HOLDINGS CORP Ser #: 1138797	2 4 CLINTON ST EAST HOUSTON & STANTON STREETS NEW YORK, NY 10002	446 ft
STERLING PARKSIDE CORP Ser #: 1024140	317 E HOUSTON STREET NEW YORK, NY 10002	472 ft
COBART INC Ser #: 1345517	321 E HOUSTON ST NEW YORK, NY 10002	514 ft
CAVAN SLIGO NYC INC Ser #: 1322172	269 E HOUSTON ST NEW YORK, NY 10002	547 ft
TTBK INC Ser #: 1305169	188 SUFFOLK ST NEW YORK, NY 10002	576 ft
GREAT CABIN LLC, THE Ser #: 1311376	205 E 4TH ST NEW YORK, NY 10009	598 ft
RAGUBOY CORP Ser #: 1140962	156 EAST 2ND STREET AVENUE A & AVENUE B NEW YORK, NY 10009	672 ft
A & P RESTAURANT CORP Ser #: 1260821	245 E HOUSTON ST A/K/A 190 NORFOLK ST	715 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
	NEW YORK, NY 10002	
N Y OXYGEN RESTAURANT & BAR LOUNGE CORP Ser #: 1137577	24A AVENUE C EAST 2ND & 3RD STREETS NEW YORK, NY 10009	740 ft
ROLO REST LLC Ser #: 1225341	32 AVENUE A E 2ND STREET & E 3RD STREET NEW YORK, NY 10009	742 ft
244EH TENANT LLC Ser #: 1327169	244 E HOUSTON ST NEW YORK, NY 10002	744 ft
DESMO 916 CORP Ser #: 1229027	545 E 5TH ST AKA 76 AVE B AVENUES A & B NEW YORK, NY 10009	749 ft