



# 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

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

## Community Board 3 Liquor License Stipulations for Administrative Approval

I, GERMAN VAZQUEZ, as a qualified representative of Los Patriotas LLC  
located at 127 East 7th Street, New York, NY agree to the following stipulations:

1. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) SPANISH FUSION  
☒ kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be:  
Mon CLOSED Tue 11AM-12AM Wed 11AM-12AM  
Thu 11AM-12AM Fri 11AM-12AM Sat 11AM-12AM Sun 11AM-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 7 p.m. (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: \_\_\_\_\_ Phone Number: \_\_\_\_\_

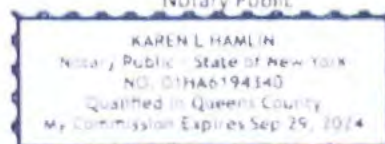
16. ☐ I will \_\_\_\_\_

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

Signed \_\_\_\_\_ Dated 05/30/2024

Sworn to this 30<sup>th</sup> day of May 2024 Diana Hamlin

Notary Public





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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

## Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: MAY 30, 2024

### APPLICANT

1. Name of applicant and principle(s): LOS PATRIOTAS LLC, MARIO VIVAS, GERMAN VAZQUEZ, GUIDO RAIMUNDI, IAGO GONZALEZ, GIOVANI GANE
2. Premise address: 127 EAST 7TH STREET, NEW YORK, NY 10009
3. Cross streets: 1ST AVENUE, AVENUE A
4. Trade name (DBA): ROSSO
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: PREVIOUSLY A RESTAURANT
10. Corporation and trade name of current location: GASTRONOMIC INVESTMENT LLC
11. Type of building and number of floors: MULTI UNIT, 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? 74 LNO
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): R8B
15. How many licensed establishments are within 1 block? 14
16. How many On-Premise (OP) liquor licenses are within 500 feet? 34
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 SPANISH FUSION
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 CLOSED, TUESDAY-SUNDAY 11AM-12AM
22. Total number of table: 10 23. Total number of seats: 40
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): 6 FEET, L SHAPED, 1ST FLOOR
26. Does premise have a full kitchen? ☒ Yes ☐ No
27. What are the hours kitchen will be open? ALL HOURS OF OPERATION
28. What type of food is available for sale? SPANISH FUSION
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? ALL
30. How many employees will there be? 15
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: 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? \_\_\_\_\_  
THIS IS A NEIGHBORHOOD RESTAURANT WITH A LOW OCCUPANCY
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): \_\_\_\_\_
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. 4 OF THE PRINCIPALS WORK AND OWN A BAKERY ON 8TH AVENUE
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.

# **ATTENTION RESIDENTS & NEIGHBORS**

**LOS PATRIOTAS LLC DBA ROSSO**

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**Company/DBA Name and Contact Number for Questions**

**plans to open a  
RESTAURANT**

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

**at the following location**

**127 EAST 7TH STREET**

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**Building Number and Street Name (Address)**

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

**WINE AND BEER**

---

**Beer & Wine or Beer**

**GERMAN VAZQUEZ (786)782-4923**

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**Applicant Contact Information**

**Contact the Applicant or COMMUNITY BOARD 3**

**With any questions or concerns.**

**mn03@cb.nyc.gov - [www.cb3manhattan.org](http://www.cb3manhattan.org)**



# **ATTENTION RESIDENTS & NEIGHBORS**

## **第 3 社區居民 請注意**

**LOS PATRIOTAS LLC DBA ROSSO**

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**公司名字(Company) and/和 聯繫人的資料 (Contact Info)**

**Plans to open a (以上的店主想要在第 3 社區申請生意相關牌照擴展生意)**

**RESTAURANT**

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**(請選擇/please choose)**      **酒吧 (Bar)/餐館 (Restaurant)**  
**戶外咖啡 (Sidewalk Café) or 或者**  
**後院花園咖啡(Backyard Use)**

**127 EAST 7TH STREET**

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**Address/生意地址**

**seeking a license to serve(以上的店主想要請以下相關酒牌照)**

**BEER AND WINE**

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**(請選擇/please choose)**      **啤酒和酒牌照 (Beer & Wine)      or/或者**  
**啤酒牌照 (Beer)      or/或者**  
**酒和烈酒牌照 (Wine & Liquor)**

**如有任何疑問或關注，請聯繫申請者或第三社區委員會**  
**mn03@cb.nyc.gov - www.cb3manhattan.org**

# **NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD**

**LOS PATRIOTAS LLC DBA ROSSO**

**Company Name/ Contact Info**

**Nombre de la Compañía/el teléfono de contacto**

**Plans to open a:**

**Planifique abrir un/una:**

**RESTAURANT**

**(Please choose) Bar/Restaurant  
sidewalk café/backyard use**

**(Favor de escoger) una Barra/un Restaurante  
un café de acera o un patio de atrás**

**127 EAST 7TH STREET**

**address**

**dirección**

**Seeking a license to serve**

**En búsqueda de una  
licencia para servir:**

**BEER AND WINE**

**Beer & Wine or Beer/Wine & Liquor**

**Cerveza y vino o cerveza/vino y bebidas alcohólicas**

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

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

**Si hay preguntas o inquietudes, favor de comuníquese con el solicitante o  
la Junta Comunitaria 3.**

**mn03@cb.nyc.gov - www.cb3manhattan.org**



 [CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

## NYC Department of Buildings

### Actions

Elevator violations for failure to file Periodic, Category 1, Category 5 and Affirmation of Correction issued in August 2023 or later are only available in DOB NOW: *Safety*. Search the [DOB NOW public portal](#) for these records.

Boiler violations for failure to file internal and external inspection reports and affirmation of correction issued in November 2023 or later are only available in DOB NOW: *Safety*. Search the [DOB NOW public portal](#) for these records.

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Premises: 127 EAST 7 STREET MANHATTAN

BIN: [1005845](#) Block: 435 Lot: 39

NUMBER	TYPE	FILE DATE
LNO 2459	LETTER OF NO OBJECTION	04/04/2013
LNO Use: APPROVED EATING & DRINKING ESTABL.UG#6		
LNO Floor: FIRST (1ST) FLOOR.		
Comments: LETTER DATED 4/2/2012.		
<a href="#">V* 010308LL629100655</a>	DOB VIOLATION - DISMISSED	01/03/2008
<a href="#">V 031009C0302KP</a>	DOB VIOLATION - ACTIVE	03/10/2009
<a href="#">V 062023LBLVIO21824</a>	DOB VIOLATION - ACTIVE	06/20/2023
<a href="#">V 112223AEUHAZ100008</a>	DOB VIOLATION - ACTIVE	11/22/2023
<a href="#">VECB 072623CRTTA01</a>	ECB VIOLATION - ACTIVE	07/26/2023
<a href="#">VEC*</a>	ECB VIOLATION DISMISSED	02/09/2022

Select Violation Type: Show All Violations

▼

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.



**ATTENTION RESIDENTS & NEIGHBORS**  
**第3社區居民 請注意**

LOS PATRIOTAS LLC DBA ROSSO

## Plans to open a (以上的)生意/服务/产品/渠道/地区/市场/国家/地区

RESTAURANT

(餐廳/Restaurant)

顏色 (Color/Color)

不列顛 (Britannia/City)

黑頭 (Blackhead)

127 EAST 7TH STREET

seeking a license to serve(ALL 州及領土)以下地區執照

**BEER AND WINE**

如有任何查詢或疑難，請電覆中研市或第三區區委會  
mailto:office@city.gov.hk 或 www.bibimanchina.org

ATTENTION RESIDENTS & NEIGHBORS  
第3社區居民 請注意

LOS PATRIOTAS LLC DBA ROSSO

Plans to open a (以上)の店を都立第3公園中環生車路開學用施設として

RESTAURANT

**BEER AND WINE**

如有任何查詢或疑難，請電覆中研市或第三區區委會  
mailto:office@city.gov.hk 或 www.bibimanchina.org

И.И.Мирошников, профессор - доктор философских наук, доцент