

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 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 Wednesday 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:** March 20th, 2025

Is location currently licensed? ☒ Yes ☐ No    Type of license: On Premises Wine

If alteration, describe nature of alteration: \_\_\_\_\_

Previous or current use of the location: Food & Beverage Business

Corporation and trade name of current license: SIVANDREW INC

**APPLICANT:**

Premise address: 221 E. BROADWAY, NEW YORK, NY 10002

Cross streets: CLINTON STREET & MONTGOMERY STREET

Name of applicant and all principals: DOLCE BOUTIQUE NYC CORP

PRINCIPAL: JENNYBELK VARONA

Trade name (DBA): (PENDING)

**PREMISE:**

Type of building and number of floors: Mixed Residential & Commercial | 6 FLOORS

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 <sup>74</sup> 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): Walk-up Apartments - Over Six Families With Stores ( C7 )

**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) MONDAY TO FRIDAY 3PM TO 2AM & SATURDAY TO SUNDAY 12PM TO 2AM

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? 6 Total number of indoor seats? 20

How many stand-up bars/bar seats are located on the premise (number, length, and location) 15 BAR SEATS

(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 TAPAS STYLE DISHES

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? PLUS MANAGER

How many employees will there be? 2-3

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

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 RECORDED MUSIC

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

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.") NO  
WE DO NOT ANTICIPATE CONGESTION

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. VOLUME WILL BE MANAGED FOR ENJOYABLE EATING EXPERIENCE

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:

NOT AT THE MOMENT, BUT IT WOULD IDEALLY BE THE GOAL, AFTER OPENING

#### **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.

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? 4

How many On-Premise (OP) liquor licenses are within 500 feet? 3

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) \_\_\_\_\_ restaurant, or  
☒ I will operate a Tapas Style Restaurant with electric kitchen,  
☐ 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 3pm - 2am; Tue 3pm - 2am; Wed 3pm - 2am;  
Thu 3pm - 2am; Fri 12pm - 2am; Sat 12pm - 2am;  
Sun \_\_\_\_\_. (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 \_\_\_\_\_.
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: JENNYBELK VARONA

Phone Number: +1 (917) 545-3171

## **Statement of Experience Handling Liquor**

*To Whom It May Concern,*

I am submitting this statement as part of my application for a liquor (wine and beer) license in New York City. With several years of experience in the hospitality industry, I have developed a strong foundation in responsible alcohol service, regulatory compliance, and customer safety. My background includes working in various restaurant and bar settings, where I consistently adhered to New York State Liquor Authority (NYSLA) regulations and best practices.

### **Professional Experience**

#### **Server/Waitress – Maracas Night Club** *(August 2014 – December 2015)*

- Served and sold alcoholic beverages while verifying customer identification.
- Ensured compliance with NYS liquor laws and responsible alcohol service policies.
- Worked closely with staff to recognize signs of intoxication and maintain a safe environment.

#### **Server/Waitress – Faro Lounge** *(January 2015 – March 2016)*

- Served and sold alcoholic beverages, verified customer IDs, and upheld NYS liquor laws.
- Managed alcohol sales, maintained records of purchases, and ensured regulatory compliance.
- Assisted with inventory management and stock control for alcoholic beverages.

#### **Server/Waitress – El Gran Mar de Plata Restaurant & Bar** *(March 2016 – February 2017)*

- Provided food and beverage service, including alcoholic drinks, while verifying customer identification.
- Ensured compliance with NYS liquor laws and company policies regarding alcohol sales.
- Helped enforce responsible service practices, including identifying and addressing intoxicated patrons.

#### **Server/Waitress – El Rey Restaurant & Billiard Queens** *(April 2022 – June 2023)*

- Served food and alcoholic beverages, verifying identification and maintaining compliance with state regulations.
- Collaborated with staff to implement responsible alcohol service policies.
- Monitored customers for signs of intoxication and took appropriate action to ensure their safety.

## **Conclusion**

My extensive experience in alcohol service, coupled with my commitment to compliance and customer safety, ensures that I will responsibly manage alcohol sales under NYSLA regulations. I take pride in maintaining a safe and enjoyable environment for patrons while strictly adhering to all legal requirements.

**Sincerely,**

**Jennybelk Varona**

[Dolceboutiquenyc@gmail.com](mailto:Dolceboutiquenyc@gmail.com)





## DOLCE MOMENTO MENU (SAMPLE)

### ENTREE

#### CRISPY COCO SHRIMP 15.

*Served with our Special Coconut Sauce.*

#### CRABQUETTES 17.

*Creamy crab croquettes, served with House Blend sauce.*

#### TUNA TARTARE 22.

*Fresh, Sushi grade Tuna, diced and combined with bright acidic dressing. Includes avocado thin layer of Fresh Avocado.*

#### SALMON TARTARE 22.

*Fresh, Sushi grade Salmon diced and combined with bright acidic dressing. Includes avocado thin layer of Fresh Avocado, and Cilantro.*

#### SANTORINI CHIPS 14.

*Crispy Zucchini and Eggplant Chips, served with Freshly made Tzatziki.*

### SALADS

#### CREAMY CAESAR SALAD 16.

*Romaine Lettuce, Creamy Caesar dressing, crunchy cheese, shaved Parmesan. Add chicken Or Shrimps +6*

#### HOUSE SALAD 13.

*Mixed Radicchio and Escarole lettuce, white thinly sliced white onion, served with our sweet and tangy Dressing 12.*

### MAIN COURSE

#### SHRIMP FRIED RICE 22.

*Succulent shrimp, stir-fried with savory vegetables and fluffy rice, all seasoned to perfection.*

#### PURPURA RISOTTO 18.

*al dente creamy purple rice. Classic house made risotto.*

#### AJI TUNA RICE CAKES 18.

*Crispy rice topped with Fresh sushi grade Tuna, marinated in a savory sauce,*

#### SPICY SALMON RICE CAKES 18.

*Crispy rice topped with Fresh sushi grade Salmon, marinated in a savory sauce,*

#### LAMB CHOPS 19.

*Tender lamb chops, marinated to perfection.*



**DOLCE BURGER 18.**

*Our delicious burger, made with premium beef, grilled cheese, tomatoes , onions, pickles, lettuce, and our special house made spicy pink sauce. Served with fries.*

**DESSERTS**

*PASSION FRUIT CHEESECAKE 15.*

*RUM RAISIN CHEESECAKE 15.*

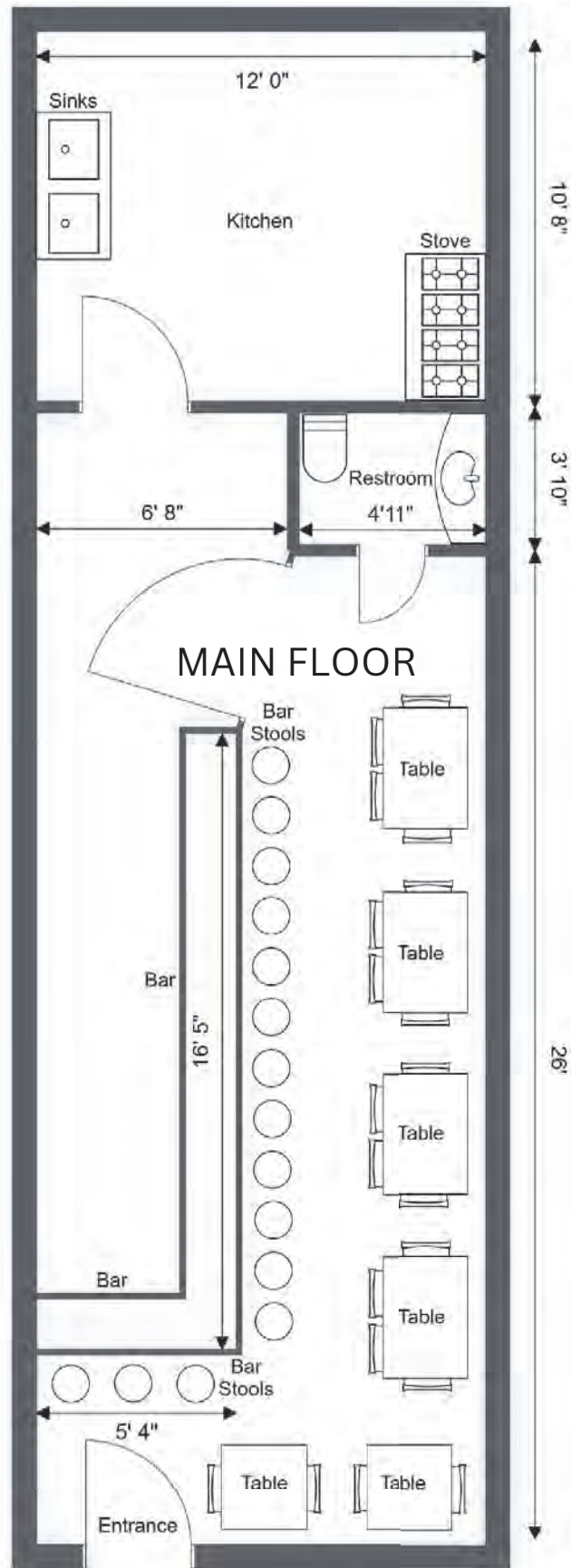
*DULCE DE COCO FLAN 14.*

*MATCHA TRES LECHES 14.*

**DRINKS**

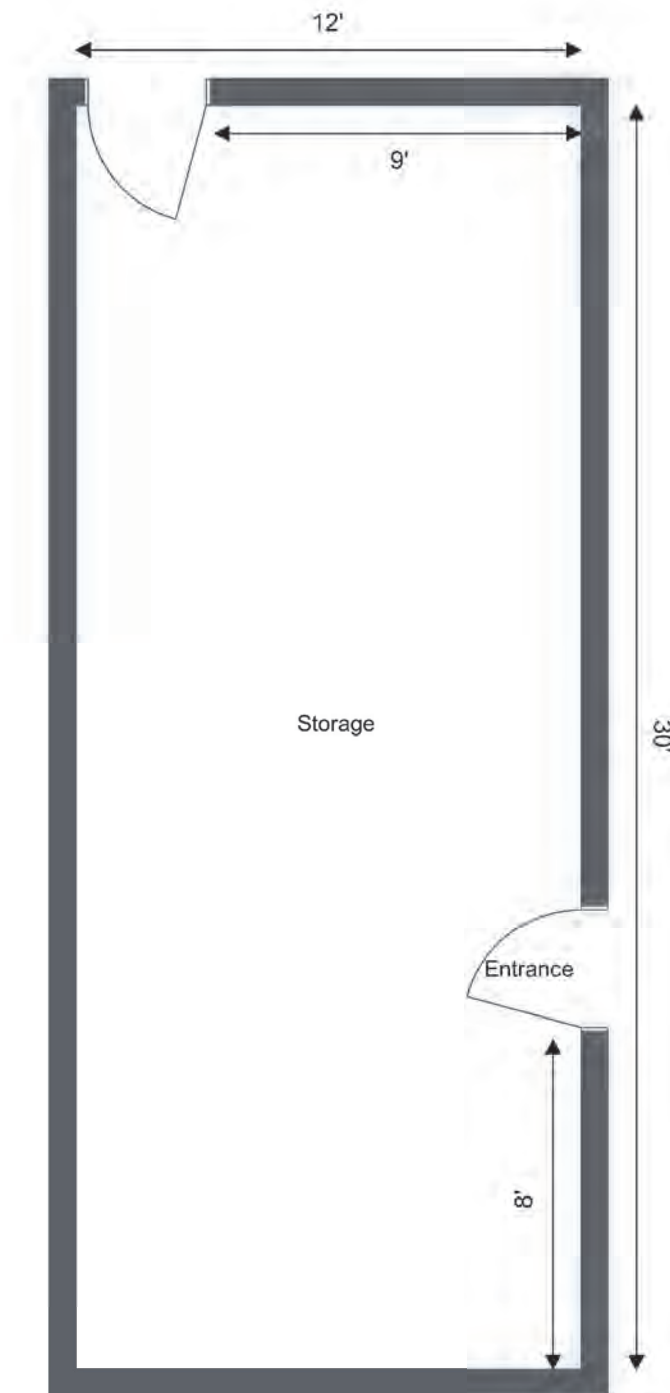
*We are working, to the best of our ability and knowledge, in bringing the best, wine, beer and cider to our public.*

## GROUND FLOOR



Name DOLCE BOUTIQUE NYC CORP.  
DBA: DOLCE MOMENTO  
ADDRESS 221 East Broadway  
New York NY 10002

## BASEMENT



Name DOLCE BOUTIQUE NYC CORP.  
DBA: DOLCE MOMENTO  
ADDRESS 221 East Broadway  
New York NY 10002

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	221 E Broadway, New York, New York, 10002
Geocode	Latitude: 40.71421 longitude: -73.98708
Report Generated On	3/20/2025

8 Closest Liquor Stores		
Name	Address	Distance
VINFAMILY INC License ID: 0100-21-113792 Legacy Serial No.: 1305222	393 GRAND ST NEW YORK, New York 10002	661 ft
ESSEX WINE & SPIRITS INC License ID: 0100-23-126103 Legacy Serial No.: 1358884	35 ESSEX ST NEW YORK, New York 10002	987 ft
MADISON LIQUOR INC License ID: 0100-23-126603 Legacy Serial No.: 1253651	195 MADISON ST NEW YORK, New York 10002	1,034 ft
YEE FUNG CORP License ID: 0100-23-126723 Legacy Serial No.: 1257056	135 DIVISION ST STORE B NEW YORK, NY 10002	1,134 ft
LES WINE AND SPIRITS INC License ID: 0100-24-116244 Legacy Serial No.: 6024541	53 LUDLOW ST NEW YORK, New York 10002	1,245 ft
LOON CHUN INCORPORATED License ID: 0100-21-114841 Legacy Serial No.: 1023505	45 PITT STREET NEW YORK, New York 10002	1,282 ft
PET NAT LLC License ID: 0100-22-116243 Legacy Serial No.: 1306926	115 DELANCEY ST NEW YORK, New York 10002	1,505 ft
EAST VILLAGE WINE & LIQUORS INC License ID: 0100-23-126409 Legacy Serial No.: 1281322	80-82 CLINTON ST NEW YORK, New York 10002	1,747 ft

Schools within 500 feet		
Name	Address	Distance
MANHATTAN CHARTER SCHOOL II	220 HENRY ST NEW YORK, NY 10002	306 ft
UNIVERSITY NEIGHBORHOOD MIDDLE SCHOOL	220 HENRY ST NEW YORK, NY 10002	306 ft
ORCHARD COLLEGIATE ACADEMY	220 HENRY ST NEW YORK, NY 10002	306 ft

Churches within 500 feet	
Name	Distance
Primitive Christian Church	204 ft
Congregation Austria Hungry Ansche Sfard	223 ft
Congregation Zemach Zedek	246 ft
United Hebrew Community	289 ft
Blank L Y Rabbi	450 ft
Ginzberg Y S Rabbi	450 ft

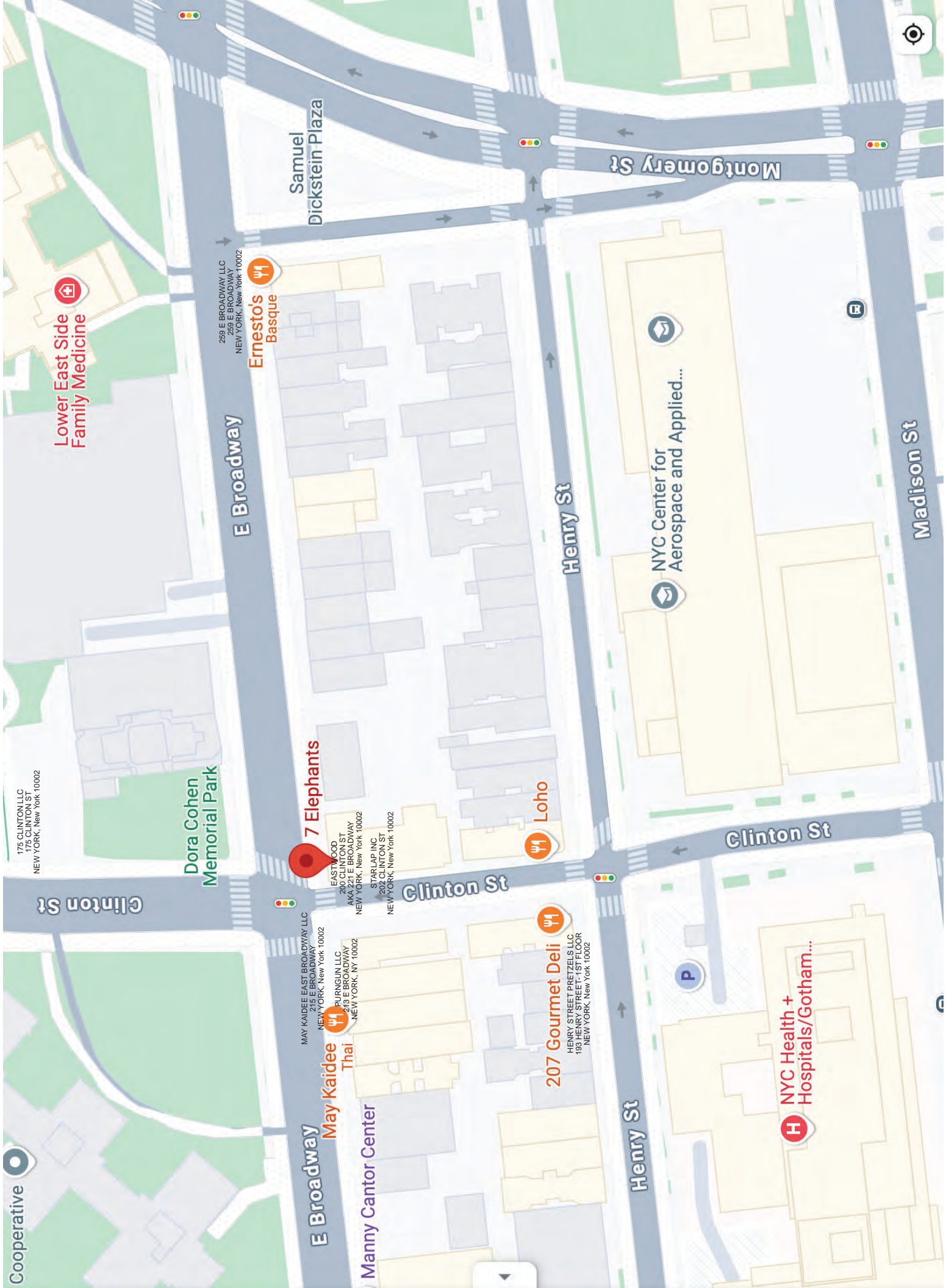
Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
LJP PRODUCTIONS LLC Application ID: NA-0340-23-112319	189 E BROADWAY NEW YORK, NY 10002	491 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
STARLAP INC License ID: 0340-23-135498 Legacy Serial No.: 1301519	202 CLINTON ST NEW YORK, New York 10002	76 ft
HENRY STREET PRETZELS LLC License ID: 0370-24-118080 Legacy Serial No.: 6026420	193 HENRY STREET- 1ST FLOOR NEW YORK, New York 10002	268 ft
259 E BROADWAY LLC License ID: 0340-23-130361 Legacy Serial No.: 1334433	259 E BROADWAY NEW YORK, New York 10002	454 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
OFFICE HO JONOT LLC License ID: 0340-23-135238 Legacy Serial No.: 1284054	16 20 JEFFERSON ST (AKA173 177 HENRY ST) STORE2 NEW YORK, New York 10002	502 ft
FURN 403 GRAND INC License ID: 0370-24-125038 Legacy Serial No.: 6033565	403 GRAND ST NEW YORK, New York 10002	638 ft
SALUGGIS EAST INC License ID: 0340-22-104866 Legacy Serial No.: 1295442	399 GRAND ST NEW YORK, New York 10002	667 ft
SEGUNDO MANAGEMENT LLC License ID: 0340-22-108284 Legacy Serial No.: 1340817	171 E BROADWAY NEW YORK, New York 10002	727 ft



Cooperative



175 CLINTON LLC  
175 CLINTON ST  
NEW YORK, New York 10002

Lower East Side  
Family Medicine

Dora Cohen  
Memorial Park

255 E BROADWAY LLC  
255 E BROADWAY  
NEW YORK, New York 10002

Ernestos  
Basque

Samuel  
Dickstein Plaza

MAY KAIDEE EAST BROADWAY LLC  
215 E BROADWAY  
NEW YORK, New York 10002

May Kaidee  
Thai

EASTWOOD  
200 CLINTON ST  
AKA 221 E BROADWAY  
NEW YORK, New York 10002

STARLAP INC  
202 CLINTON ST  
NEW YORK, New York 10002

7 Elephants

Manny Cantor Center

207 Gourmet Deli

HENRY STREET PRETZELS LLC  
193 HENRY STREET-1ST FLOOR  
NEW YORK, New York 10002

Loho

Henry St

Montgomery St

NYC Center for  
Aerospace and Applied...

Clinton St

Henry St

NYC Health +  
Hospitals/Gotham...

Madison St