



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

Susan Stetzer, District Manager

Andrea Gordillo, Board Chair

Community Board 3 Liquor License Stipulations

I, Jennybelk Varona, as a qualified representative of Dolce Boutique NYC Corp,
located at 221 E. Broadway, New York, NY agree to the following stipulations:

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 restaurant
☐ 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 Monday - Friday 3PM-2AM; Saturday - Sunday 12PM-2AM

(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 outdoor 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, if necessary to ensure that sound is inaudible to neighboring apartments
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 live
performances or televised sports.
☒ 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, or
during unamplified live 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: 917-545-3171

18. ☐ I will: _____

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

Signed

Sworn to this 15 day of April 2025

Dated

4/15/25
CRISTINA DELGADO
Notary Public

CRISTINA DELGADO
Notary Public, State of New York
No. 01DE6205274
Qualified in Queens County
Commission Expires May 04, 2027