



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

April 21, 2025

New York State Liquor Authority
80 South Swan Street, Suite 900
Albany, New York 12210-8002

Re: Westville Restaurant Inc d/b/a Westville East Application for alteration to
add municipal space with stipulations: Roadway & Sidewalk Cafe
173 Avenue A
New York, NY 10009

Dear New York State Liquor Authority,

Community Board 3, Manhattan has no objection to the alteration of Westville Restaurant Inc d/b/a Westville East at 173 Avenue A, for adding municipal space as long as the agreed upon attached stipulations are added to the license.

1. Will close all outdoor seating by 10 pm.
2. All outdoor dining patrons will be seated at tables.
3. Will not have music, amplified sound, or TVs outdoors as per Open Dining Guidelines, and will remove all outdoor speakers.
4. For sidewalk seating, business will comply with DOT guidelines. Will have 8 tables and 16 chairs.
5. For roadbed seating, will comply with DOT guidelines. Will have 12 tables and 24 chairs.
6. Will have a staff person responsible for ensuring no loitering, noise or crowds outside.
7. Will conspicuously post this stipulation form beside liquor license inside of business.
8. Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. Will revisit the above-stated method of operation if necessary in order to minimize establishment's impact on neighbors.

Sincerely,

Andrea Gordillo, Chair

Clint Smeltzer, Chair

Cc: Michael Kelly, applicant's representative



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Community Board 3 Open Dining Stipulations for Administrative Approval

I, Liz Eagle Elizabeth A Eagle, as a qualified representative of Westville East

1, located at 173 Avenue A, New

York, NY agree to the following stipulations:

☒ Application for Sidewalk Café ☒ Application for Curbside Dining

1. I will close all outdoor seating by 10 pm.
2. All outdoor dining patrons will be seated at tables.
3. I will not have music, amplified sound, or TVs outdoors as per Open Dining Guidelines, and I will remove all outdoor speakers.
4. For sidewalk seating, I will comply with DOT guidelines. I will have 8 tables and 16 chairs.
5. For roadbed seating, I will comply with DOT guidelines. I will have 12 tables and 24 chairs.
6. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
7. I will conspicuously post this stipulation form beside my liquor license inside of my business.
8. 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: Jordan Coffey Phone Number: (212) 677-2033

9. ☐ I will: _____

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

Signed

Sworn to this 18 day of March 2025

Dated

Notary Public

Jenice Hernandez
Notary Public State Of New York
No. 01HE6359254
Qualified in Bronx, Cert. Kings, NY Counties
Commission Expires May 22nd 2025
The UPS Store @ 82 Nassau 212.406.9010

State of New York
County of New York

APR 17 2025 30

Liquor
Authority

Standardized NOTICE FORM for Providing Notice to a Local Municipality for Adding or Removing Contiguous and/or Non-Contiguous Municipal Space

1. Date Notice Was Sent: APRIL 15, 2025 1a. Delivered by: CERTIFIED RETURN RECEIPT REQUESTED

2. This form must be submitted to the clerk or Local Municipality when filing for a Sunday On-Premises Sales Permit

This Notice is Being Provided to the Clerk of the following Local Municipality

3. Name of Municipality: MANHATTAN COMMUNITY BOARD 3

Licensee Information

4. License Serial Number: 0240-23-140981 5. Permit Date(s): 04/30/2025

6. License name: WESTVILLE RESTAURANT INC

7. Trade Name (if any): WESTVILLE EAST

8. Street Address of Establishment: 173 AVENUE A

9. City, Town or Village: NEW YORK ,NY Zip Code: 10009

10. Business Telephone Number of Applicant/Licensee: (212) 677-2033

11. Business E-mail of Applicant/Licensee: YANIV@WESTVILLENYC.COM

12. Describe municipal space to be added: SIDEWALK AND ROADWAY

12a. What date did you apply for a municipal permit? 6/24/24

Representative or Attorney representing the licensee

13. Representative/Attorney's Full Name: MICHAEL KELLY

14. Street Address: 136 WAVERLY ROAD

15. City, Town or Village: SCARSDALE State: NY Zip Code: 10583

16. Business Telephone Number of Representative/Attorney: (914) 740-3580

17. Business Email Address: KELLYMLK136@GMAIL.COM

I am the licensee that is applying for the permit and I certify that I know the contents of the above application and the statements and answers therein; that the same are true to my knowledge; that I have been authorized, by order of the Board of Directors of said licensee to make the statements and answers in this application on behalf of said licensee with the same force and effect as if said licensee made such statements and answers itself.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

18. Printed Name: MICHAEL KELLY Title: AUTHORIZED REPRESENTATIVE

Signature: X

The above captioned on-premises licensee is applying for an alteration to their existing license with the State Liquor Authority to sell alcoholic beverages on municipal space.

Please forward any concerns regarding the issuance of the alteration to the attention of 'The New York State Liquor Authority by e-mail community@sla.ny.gov