



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, Joey Payumo, as a qualified representative of Kabisera Kape LLC, located at 50 East Broadway, New York, NY agree to the following stipulations:

1. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) Filipino-Chinese restaurant
☒ Kitchen open and serving food every night during all hours of operation.
 2. My hours of operation will be:
Mon 11AM to 11PM; Tue 11AM to 11PM; Wed 11AM to 11PM;
Thu 11AM to 11PM; Fri 11AM to 11PM; Sat 11AM to 11PM; Sun 11AM to 11PM.
- (I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)
3. ☐ I will not use outdoors commercially.
 4. ☒ I may apply for sidewalk and/or roadbed dining as allowed 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.
 5. ☒ 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.
 6. I will not have ☒ DJs, ☒ live music, ☒ promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☒ more than 3 private parties per year.
 7. ☒ I will play ambient recorded background music only. 0 number of TVs.
 8. ☒ 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.
 9. ☒ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3 and after one year of operation.
 10. ☒ I will not apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.
 11. ☒ I will not participate in pub crawls or have party buses come to my establishment.
 12. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
 13. ☐ 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 7:00PM. - **Please indicate one of the above** -
 14. ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
 15. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
 16. ☒ 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: Joey Payumo Phone Number: (929) 920-8250

17. ☐ I will: _____

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

Joey Payumo

ANN MARIE GRIFFIN
NOTARY PUBLIC-STATE OF NEW YORK

June 4, 2025

Signed

No. 01GR6321655

Dated

Qualified in Queens County

Sworn to this 4th day of June, 2025. My Commission Expires March 23, 2027

Notary Public



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 for Administrative Approval

Today's Date: 06/04/2025

APPLICANT

1. Name of applicant and principle(s): Kabisera Kape LLC | Joey Payumo
2. Premise address: 50 East Broadway, New York, NY 10013
3. Cross streets: Catherine Street and Market Street
4. Trade name (DBA): Binondo
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: N/A
7. Is location currently licensed? ☐ Yes ☒ No [operating with a temporary permit]
8. Type of license: Restaurant wine
9. Previous or current use of the location: Restaurant
10. Corporation and trade name of current location: N
11. Type of building and number of floors: Mixed-use multi unit 5-story building
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? N/A
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): C6-1G
15. How many licensed establishments are within 1 block? 8
16. How many On-Premise (OP) liquor licenses are within 500 feet? 9
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: Restaurant with recorded music, no dancing, close 3x per year for private events
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-Sunday: 11AM - 11PM
22. Total number of table: 20 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): L-shaped customer bar on the ground floor measuring 19 feet
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? Filipino and Chinese cuisine
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? both
30. How many employees will there be? 6
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: N/A
35. What will be the music volume? ☒ Background (quiet) ☐ Entertainment level
36. Please describe your sound system: speaker
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? _____
See attached rider
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? _____
See attached rider
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): Kabisera Kape LLC
45. Address: 261-267 Canal Street, Stall #11, New York, NY 10013 45a. Community Board Manhattan CB 2
46. Dates of operation: 09/2023-05/2025
47. Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If yes, explanation of experience or resume. Applicant was licensed principal and owner of Kabisera located in the Canal Street Market
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.

RIDER FOR MANAGEMENT OF VEHICULAR TRAFFIC AND CROWDS ON SIDEWALK

**Kabisera Kape LLC
50 East Broadway
New York, NY 10012**

The applicant is currently operating as a restaurant serving beer and wine and will not be making any changes to the physical layout or the maximum occupancy of the premises. Further, outdoor dining is not permitted at the premises. Additionally, staff will be trained to monitor the front exterior of the premises to ensure that patrons are not loitering on the sidewalk to avoid any disturbance to neighboring residents.

RIDER FOR MANAGEMENT OF NOISE CONTROL

**Kabisera Kape LLC
50 East Broadway
New York, NY 10012**

As previously stated, the applicant is currently operating as a restaurant serving beer and wine only. The premises will close every evening at 11PM. To ensure the management of noise control, recorded music is played at background levels. Also, live music, dancing, karaoke, juke boxes and DJ's as well as outdoor dining are not permitted at the premises.



ATTENTION RESIDENTS & NEIGHBORS

KABISERA KAPE LLC dba BINONDO
Company/DBA Name and Contact Number for Questions

plans to open a

RESTAURANT

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

at the following location

50 EAST BROADWAY, NEW YORK, NY 10013
Building Number and Street Name (Address)

This establishment is seeking a license to serve

BEER & WINE

Beer & Wine or Beer

Joey Payumo (929) 920-8250
Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 3
With any questions or concerns.
mn03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS 第 3 社區居民 請注意

KABISERA KAPE LLC dba BINONDO
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 社區申請生意和酒牌照擴展生意)

Restaurant

(請選擇/please choose) 酒吧 (Bar)/餐廳 (Restaurant)
戶外咖啡座 (Sidewalk Cafe) or 或者
後院花園咖啡座 (Backyard Use)

50 EAST BROADWAY, NEW YORK, NY 10013
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 & WINE

(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

FIRE SPRINKLERS



信信信

CLOSED
Please Call Again

信信信

信信信

CHAMPIONS MARTIAL ARTS

新市興龍祥
SHUN LONG MARKET

ATTENTION RESIDENTS & NEIGHBORS
Please call the following number for assistance:
FDNY (212) 312-1234
Fire Department (212) 312-1234
Police Department (212) 312-1234
This information is provided for your reference only. It is not intended to be used as a substitute for professional advice.

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FDNY
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