



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, NATHANIEL AKERS-RAMM, as a qualified representative of Titi's East Village Inc
located at 130 East 7th Street, New York, NY agree to the following stipulations:

1. ☐ I will operate a full-service restaurant, specifically a (type of restaurant) EMPANADAS
☒ Kitchen open and serving food every night during all hours of operation.
 2. My hours of operation will be:
Mon 11A - 11P; Tue 11A - 11P; Wed 11A - 11P;
Thu 11A - 11P; Fri 11A - 11P; Sat 11A - 11P; Sun 11Am - 11P
(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 _____ private parties per _____.
 7. ☒ I will play ambient recorded background music only. _____ 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 8pm. - 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: Nathaniel Akers-Ramm Phone Number: (347) 513-3908
17. ☐ I will: _____

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

Signed

Sworn to this

4th day of June 2015

Dated

Notary Public

AMY LIU
Notary Public - State of New York
No. 0116438325
Qualified in Richmond County
My Commission Expires 06/08/2020



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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: 6/6/25

APPLICANT

1. Name of applicant and principle(s): TITI'S EAST VILLAGE INC / NATHANIEL AKERS - RAMM
JAKELINE OSORIO
2. Premise address: 130 EAST 7TH STREET NY/NY 10009 JESUS ENRIQUE VILLALOBOS
3. Cross streets: 1ST AVE / AVENUE A
4. Trade name (DBA): TITI'S EMPANADAS
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: _____
9. Previous or current use of the location: RESTAURANT
10. Corporation and trade name of current location: CLOSED / DEROSI VEG LLC DBA AVANT GARDEN
11. Type of building and number of floors: MIXED USE / SEVEN 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
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): R8
15. How many licensed establishments are within 1 block? 18
16. How many On-Premise (OP) liquor licenses are within 500 feet? 29
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
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): 11AM - 11PM DAILY
22. Total number of table: 4 23. Total number of seats: 19
24. How many stand-up bars / bar seats are located on the premise? 1 BAR 4 SEATS

(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): SQUARE, 7 FEET
26. Does premise have a full kitchen? ☒ Yes ☐ No
27. What are the hours kitchen will be open? 11 AM - 11 PM
28. What type of food is available for sale? EMPENADAS
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? EVERY DAY
30. How many employees will there be? 10
31. Do you have or plan to install? ☐ French doors ☐ accordion doors ☐ windows NO
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? N/A
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? _____
N/A
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? _____
SIGNS ALERTING PATRONS TO KEEP VOICES DOWN
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): PENDING LICENSE: TITI'S EMPENADAS INC
45. Address: 1604 HAVEMEXER STREET BLDG 45a. Community Board CB1
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. MANAGER
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.



LOCATION


130 E 7TH ST, NEW YORK, NY 10003

LOT # 1, DISTRICT # 132

COULP, CLASS: MOD RESIDENTIAL & COMM

CONTRACT NO. 100-0000000000000000

SITE MAP



SCOPE OF WORK

UPGRADE EXISTING PLUMBING

REVISIONS

NO.	DATE	REVISION
1		

DRAWING TITLE

PLUMBING FIRST FLOOR PLAN

SCALE

1/4" = 1'-0"

PROJECT NO.

M01206696-S1

DATE

10/10/2010

DESIGNED BY

PL-002

CHECKED BY

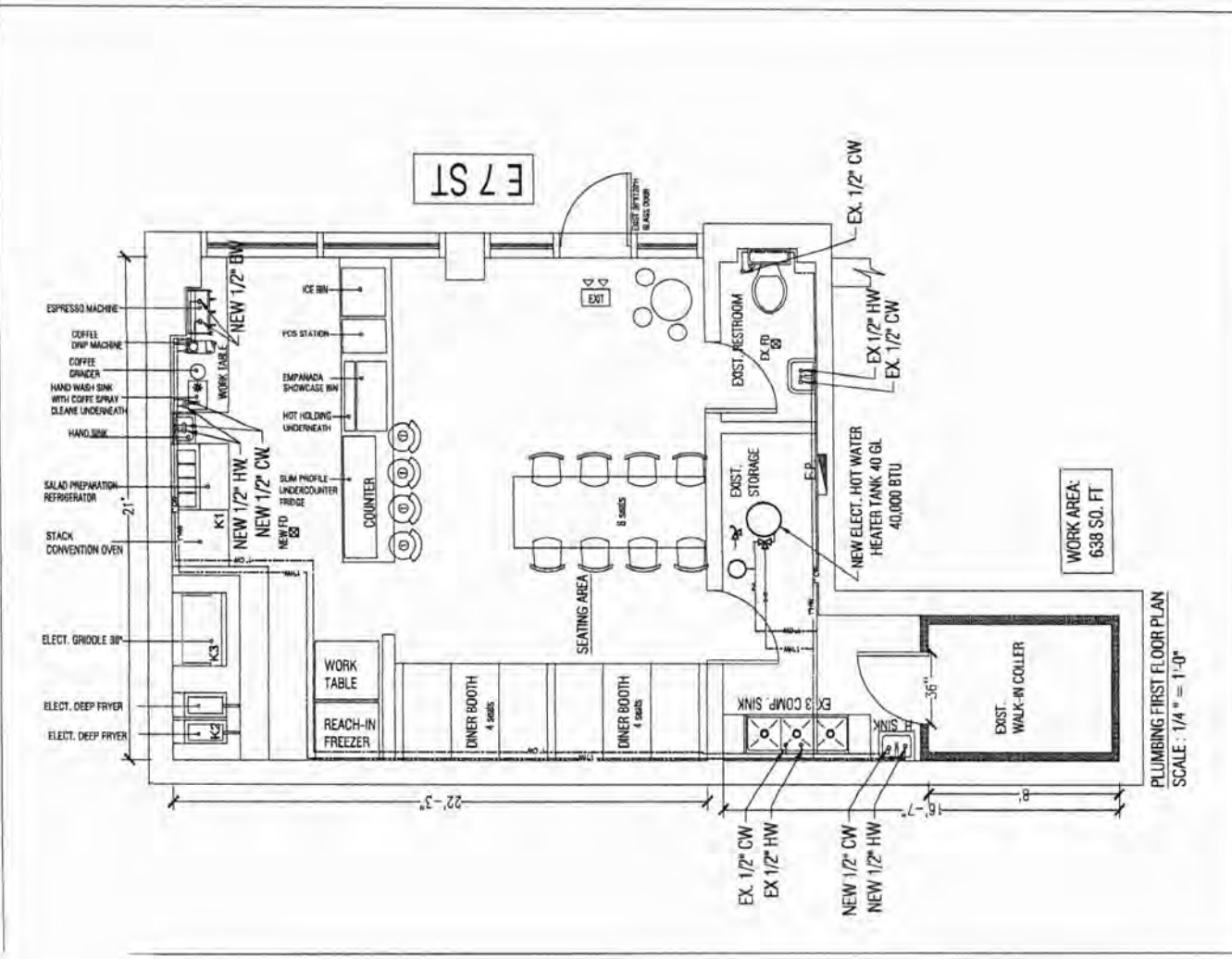
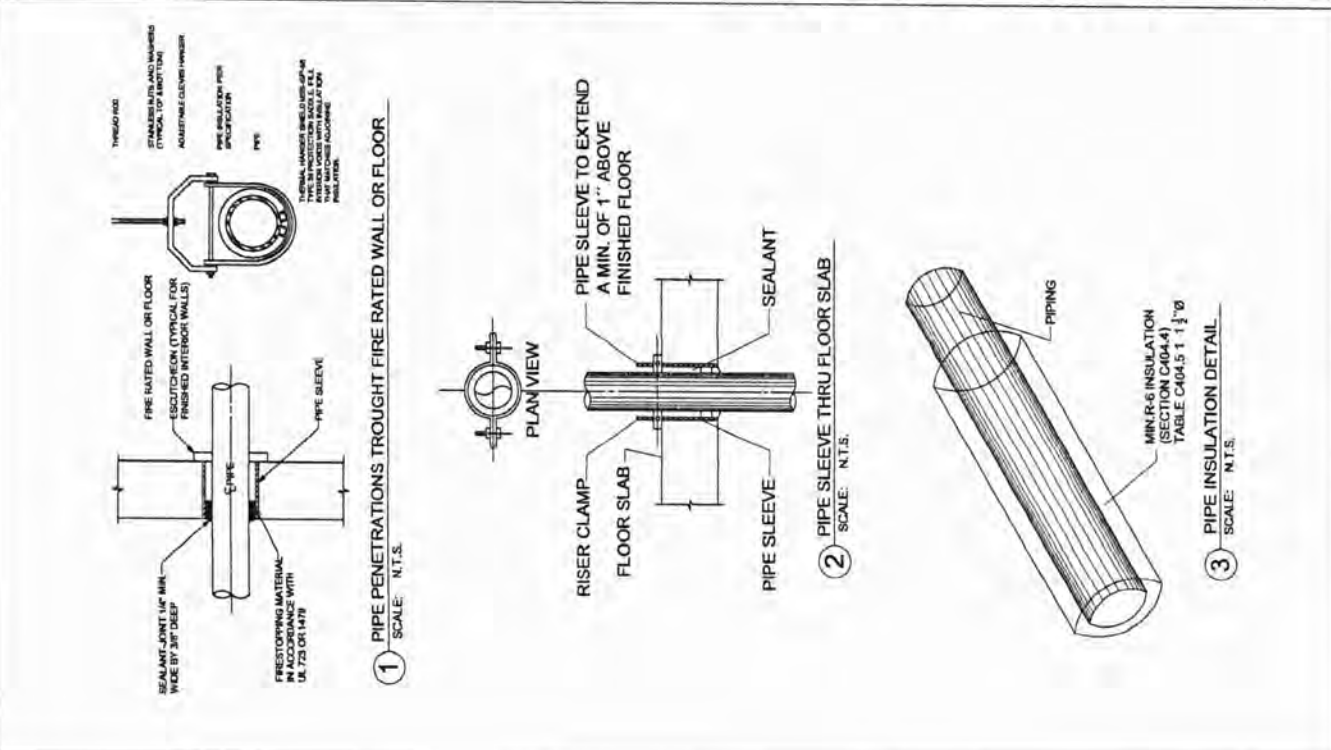
PL-002

APPROVED BY

PL-002

SCALE

1/4" = 1'-0"



1:20



ASK ABOUT OUR CATERING MENU

Collabs and Specials

Keep an eye out for our rotating specials and collabs with NYC Legends in the near future

SANDWICHES AND CACHAPAS

Bread baked in house daily

Chopped Cheese Sandwich

Chopped hamberger meat, melted cheese, house spicy sauce, tomato, pickles, onions, tomatoes and pickles

• Add queso \$1.50

Cubano Sandwich

Roast pork, mustard, Swiss cheese, pickles and tomato. Served with peri peri

Served with peri peri

Cachapa Queso de mano

Homemade egg cheese sandwich toasty, provolone, tomato, pickles, onions and pickles

• Add mortadella \$4

• Add pork \$4

Sweet corn pancake, Gluten Free

EMPANADAS

PUFF PASTRY EMPANADAS

Made with puff pastry, baked at 400°F for 15 minutes

• Add queso \$1.50

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CORNO EMPANADAS

Made with white and yellow corn

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DESSERT EMPANADAS

Made with puff pastry, baked at 400°F for 15 minutes

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JUICES

Made with fresh fruit, served chilled

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ATTENTION RESIDENTS & NEIGHBORS

TITI'S EMPANADAS

TITI'S EAST VILLAGE INC 347-513-8908

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 Café or Backyard Garden

at the following location

130 EAST 7TH STREET NY, NY 10009

Building Number and Street Name (Address)

This establishment is seeking a license to serve

BEER AND WINE

Beer & Wine or Beer

347-513-8908

Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 3

With any questions or concerns.

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

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

TITI'S EMPANADAS

TITIS EAST VILLAGE INC

347-513-8908

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

RESTAURANT

RESTAURANTE

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

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

130 EAST 7TH STREET NY, NY 10009

address

dirección

Seeking a license to serve

En búsqueda de una
licencia para servir:

BEER + WINE

CERVEZA Y VINO

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

ATTENTION RESIDENTS & NEIGHBORS

第 3 社區居民 請注意

TITI'S EMPANADAS

TITI'S EAST VILLAGE INC 347-513-8908

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

(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)

130 EAST 7TH STREET NY, NY 10009

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) 或/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

ATTENTION RESIDENTS & NEIGHBORS

NOTICE TO RESIDENTS & NEIGHBORS
This establishment is seeking a license to serve
plans to open a
at the following location
This establishment is seeking a license to serve
Contact the Applicant or COMMUNITY BOARD 3
with any questions or concerns
mnc3@chicago.gov - www.chicagoburial.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

NOTICE TO RESIDENTS & NEIGHBORS
This establishment is seeking a license to serve
Plans to open a
Seeking a license to serve
Contact the Applicant or COMMUNITY BOARD 3
with any questions or concerns
mnc3@chicago.gov - www.chicagoburial.org

ATTENTION RESIDENTS & NEIGHBORS 第3社區居民 請注意

NOTICE TO RESIDENTS & NEIGHBORS
This establishment is seeking a license to serve
Plans to open a
Seeking a license to serve
Contact the Applicant or COMMUNITY BOARD 3
with any questions or concerns
mnc3@chicago.gov - www.chicagoburial.org





**Empanadas
Coffee**

**Sandwiches
Cold Beer**