

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: 07/22/2025

Is location currently licensed? ☐ Yes ☒ No    Type of license: \_\_\_\_\_

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

Previous or current use of the location: RETAIL STORE

Corporation and trade name of current license: THE OVEN'S SLICE 2 LLC

**APPLICANT:**

Premise address: 218 1ST AVENUE

Cross streets: E. 14TH AND E.13TH ST

Name of applicant and all principals: KEYRA Y. GUERRERO

Trade name (DBA): THE OVEN'S SLICE 2

**PREMISE:**

Type of building and number of floors: MIXED USE BLDG 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 48

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): C1-7A , NO COMMERCIAL OVERLAY

**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) SUN ( 11AM - 1AM), MON - THURS (11AM -2AM) FRI -SAT (11AM -4AM)

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? 8 Total number of indoor seats? 23

How many stand-up bars/bar seats are located on the premise (number, length, and location) \_\_\_\_\_  
1 POS COUNTER WITH 4 STOOLS @ GROUND FL

(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 \_\_\_\_\_

What are the hours the kitchen will be open? SUN ( 11AM - 1AM), MON - THURS (11AM -2AM) FRI -SAT (11AM -4AM)

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? KEYRA Y GUERRERO

How many employees will there be? 2

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows? NO

Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 1

Will premise have music? ☒ Yes ☐ No

If Yes, what type of music? ☐ Live musician ☐ DJs ☐ Streaming services/playlists

If other type, please describe ONLY RECORDED MUSIC

What will be the music volume? ☒ Background (conversational) ☐ Entertainment (live music venue level) Please describe your sound system: LAPTOP CONNECTED WITH A SPEAKER

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? \_\_\_\_\_

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.") \_\_\_\_\_  
The employees will dispatch people congesting the sidewalk. There are cameras installed outside and will contact the police if they become disorderly.

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. \_\_\_\_\_  
Since it is only recorded music and no patio, the music will be only played low

Is sound proofing installed? ☒ Yes ☐ No The interior walls are originally soundproofed when I signed the lease

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: \_\_\_\_\_

#### 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.   
I used to work as bartender since 08/2016 - 03/2024 at Table 87 (473 3rd Ave, Brooklyn NY 11215)

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? 23

How many On-Premise (OP) liquor licenses are within 500 feet? 6

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 Wine Pizza Bar,  
☐ 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 11am - 1am; Tue 11am - 1am; Wed 11am - 1am;  
Thu 11am - 2am; Fri 11am - 4am; Sat 11am - 4am;  
Sun 11am - 1am. (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: Not needed
6. ☒ I will install soundproofing, originally installed

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 7PM.
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: KEYRA Y GUERRERO

Phone Number: 347-816-0529

# **ATTENTION RESIDENTS & NEIGHBORS**

**THE OVEN'S SLICE 2 LLC**

---

**Company/DBA Name and Contact Number for Questions**

**Plans to open a  
WINE PIZZA BAR**

---

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

**at the following location  
218 1ST AVE**

---

**Building Number and Street Name (Address)**

**This establishment is seeking a license to serve  
BEER/WINE/CIDER**

---

**Beer & Wine or Beer/Wine & Liquor**

**There will be an opportunity for public comment on**

**Wednesday, August 20, 2025 at 6:30pm**

**Online: <https://www.zoomgov.com/j/1615486314>  
see [www.cb3manhattan.org](http://www.cb3manhattan.org) for zoom meeting details**

---

**Date/Time/Location**

**347-816-0529**

---

**Applicant Contact Information**

**At COMMUNITY BOARD 3  
SLA & DCA Licensing Committee Meeting  
[mn03@cb.nyc.gov](mailto:mn03@cb.nyc.gov) - [www.cb3manhattan.org](http://www.cb3manhattan.org)**

# ATTENTION RESIDENTS & NEIGHBORS

## 第 3 社區居民 請注意

**THE OVEN'S SLICE 2 LLC (347-816-0529)**

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)**

**WINE PIZZA BAR 酒吧**

(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)

**218 1ST AVE**

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/CIDER 啤酒和酒牌照**

(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)

### **Public meeting for comments**

第 3 社區的居民有權利提出自己的意見和建議.

### **(CB3 SLA & DCA Committee Meeting)**

曼哈頓第 3 社區委員會

酒牌和紐約市消費局有關小商業牌照委員會

**Wednesday, August 20, 2025 at 6:30pm**

**Online: <https://www.zoomgov.com/j/1615486314>**

**see [www.cb3manhattan.org](http://www.cb3manhattan.org) for zoom meeting details**

時間 (Time) 和地點 (Location)

**[mn03@cb.nyc.gov](mailto:mn03@cb.nyc.gov) - [www.cb3manhattan.org](http://www.cb3manhattan.org)**

# NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

THE OVEN'S SLICE 2 LLC (347-816-0529)

Company Name/Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

PIZZA BAR CON VINOS/CERVEZAS

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

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

218 1ST AVE

address

dirección

Seeking a license to serve

En búsqueda de una  
licencia para servir:

CERVEZA/VINO/SIDRA

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

Public meeting  
for comments

Reunión público  
para comentarios

Wednesday, August 20, 2025 at 6:30pm

Online: <https://www.zoomgov.com/j/1615486314>

see [www.cb3manhattan.org](http://www.cb3manhattan.org) for zoom meeting details

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

[mn03@cb.nyc.gov](mailto:mn03@cb.nyc.gov) - [www.cb3manhattan.org](http://www.cb3manhattan.org)

# Petition to Support Proposed Liquor License

Date: 07/22/2025

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) Beer - wine

to the following applicant/establishment (company and/or trade name) The oven's Slice 2

Address of premises: 218 1st Ave

This business will be a: (circle) Bar Restaurant Other: Pizzeria - Bar

The hours of operation will be:



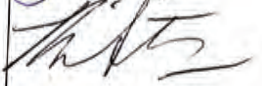









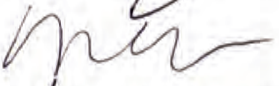

Thursday 11AM - 2 AM  
Sunday - Wednesday 11AM - 1AM Friday - Saturday 11AM - 4AM

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Andres Gonzalez Saravia  
Axel Bujotzek

432 E 13th St Apt 23 NYC

Name	Signature	Address and Apt # (required)
BENNA RIVERA		210 1st Ave. 10009
Juan Morales		217 1st Ave Apt 1
Ronca Smith		424 E 13th St 10009
Rachelle Vincent		315 Avenue C, 10009
Joselys Ortiz		315 Avenue C. 10009
Samuel Chachkes		431 East 20th St, 10010
Eduardo		424 East 13th St #1
Pate Carr		400 E 14th
Wynne Warner		424 E 13th St 3A#
Madeline Crahan		400 E 14th
ALEX BERG		261 1st Ave #5
Ya-hoo Yang		224 1st Ave NYC 10009
Anta Chen		635 E 14th #5
Jason Rueda		226 1st Ave. New York, NY 10009

# Petition to Support Proposed Liquor License

Date: 7/17/25

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) Beer / wine

to the following applicant/establishment (company and/or trade name) The oven's Slice

Address of premises: 218 1st Ave.

This business will be a: (circle) Bar Restaurant Other: Pizzeria / Bar

The hours of operation will be:

Thursday 11AM - 2AM

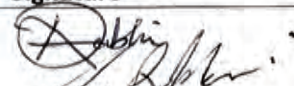



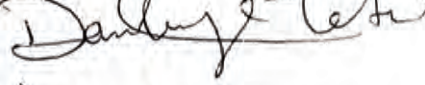
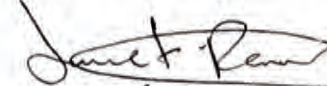


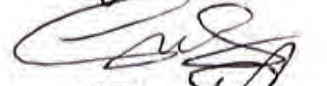



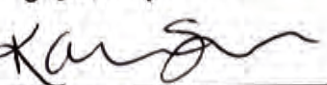
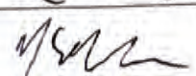
Sunday - Wednesday 11AM - 1AM

Friday - Saturday

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street. 11AM - 4AM

Other information regarding the license:

Naomi Lima 424 E 13th St #14

Name	Signature	Address and Apt # (required)
AKM CHOWDHURY		224 1st Ave. store
Golam Rabbani		224 1st Ave
SORAS RUEDA		226 1st Ave #1C
Jennifer Olivera		224 1st Ave. apt 2
Darvany Tatis		200 1st ave
Janet Parra		206 1st ave Apt #4
Peter Larsen		401 E 13th street
Julia Laje		401 E 13th street
Catalina Laje		401 E 13th Street
Micahel Cabrera		444 13th St #2B
Stephen Smith		220 1st Ave
William Sack		220 1st Ave
Kaitlin Alayo		416 E 13th St
Nicholas Elmer		416 E 13th St #3L
		210 1st Ave Apt #12

**ATTENTION RESIDENTS & NEIGHBORS**  
**請各位居民注意**

*The Dining Space* 將於 8/28 舉辦  
 公眾意見諮詢會 (Public Meeting) 歡迎各界人士踴躍參加

Plan to open: 2021年8月28日 (星期六) 下午 4:30pm  
 (請屆時準時出席)

Public Meeting Location: 215 1st St. (位於 1st St. 與 2nd St. 交界處)  
 (Public Meeting Location: 215 1st St. (位於 1st St. 與 2nd St. 交界處))

Public Meeting Time: 4:30pm - 6:30pm  
 (Public Meeting Time: 4:30pm - 6:30pm)

Public Meeting Topic: 215 1st St. (位於 1st St. 與 2nd St. 交界處)  
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Public Meeting Contact: 215 1st St. (位於 1st St. 與 2nd St. 交界處)  
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Public Meeting Website: 215 1st St. (位於 1st St. 與 2nd St. 交界處)  
 (Public Meeting Website: 215 1st St. (位於 1st St. 與 2nd St. 交界處))

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**ATTENTION RESIDENTS & NEIGHBORS**

*The Dining Space* 將於 8/28 舉辦  
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**NEIGHBORING RESIDENTS**  
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(CB3 SLA & L...)  
曼哈頓第 3 社區委員會  
酒牌和紐約市消費局有關小商業牌照委員會  
Wednesday, August 20, 2025 at 6:30pm  
e: <https://www.zoomgov.com/j/1615486314>  
w.cb3manhattan.org for zoom meeting details  
時間 (Time) 和地點 (Location)  
mn03@cb.nyc.gov - [www.cb3manhattan.org](http://www.cb3manhattan.org)



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Se Habla Español



July 26-27, 2025  
www.chaikintrialgroup.com  
13

Search for an address or locate on map

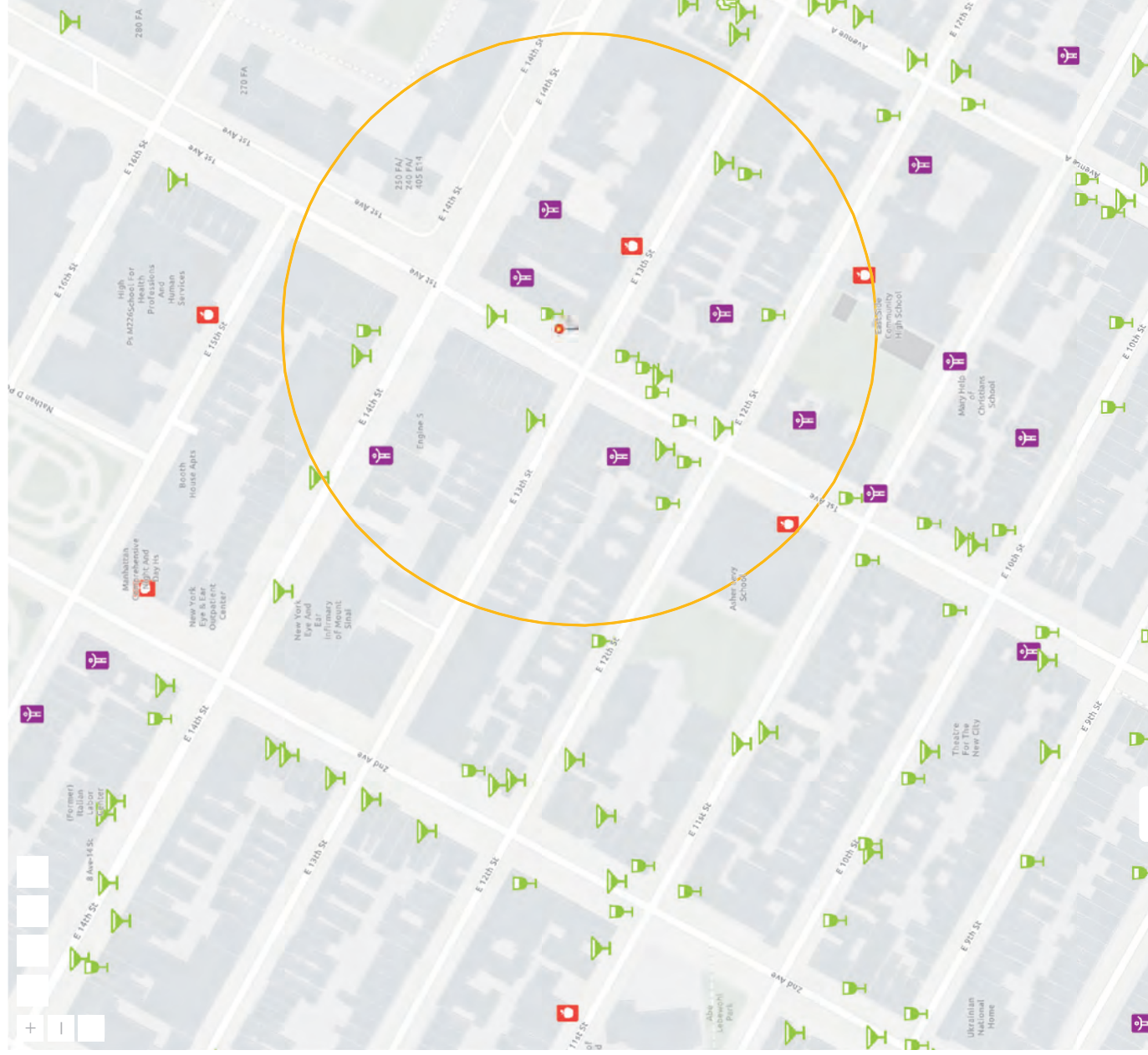
218 1st Ave, New York, NY, 10009, USA

✕ 🔍

Show results within (Feet)

Age Group	Number of people
15-24	100
25-34	200
35-44	300
45-54	400
55-64	500
65-74	600
75-84	700
85+	1400

Active Licenses		(23)
SADGURU INC	Active	51.91 ft
HAMPTONS FRESH DELI INC   Active		88.47 ft
Pizza Love LLC	Active	93.21 ft
CARMAD INC   Active		103.12 ft
APPAS PIZZA LLC   Active		133.16 ft
MACCG LLC	Active	141.92 ft
PRAMUKH 227 INC   Active		154.06 ft
GREAT CATERERS LLC   Active		161.81 ft
GREAT CATERERS LLC   Active		169.03 ft
EST RESTAURANT CORP   Active		171.44 ft
SAO MAI VIETNAMESE CUISINE INC   Active		236.11 ft
201 EV LLC   Active		250.02 ft
SARITAS MACARONI & CHEESE EV LLC   Active		290.86 ft
HEARTH RESTAURANT INVESTORS LLC   Active		295.91 ft
WOMAN IN WINE LLC   Active		328.25 ft
THAI GOLDEN TREE INC   Active		330.55 ft
ROCKMEI INC   Active		355.7 ft
BEFORE THAI INC   Active		369.6 ft
LOUNGE 432 INC   Active		371.63 ft
LUTHUN LLC   Active		388.99 ft
WHOLE FOODS MARKET GROUP INC   Active		428.28 ft
ALI BABA CONVENIENCE STORE INC   Active		460.94 ft
CVS ALBANY LLC   Active		470.17 ft





# Certificate of Occupancy

**CO Number: 104148520F**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Manhattan	<b>Block Number:</b> 00441	<b>Certificate Type:</b> Final
	<b>Address:</b> 218 1 AVENUE	<b>Lot Number(s):</b> 1	<b>Effective Date:</b> 12/31/2007
	<b>Building Identification Number (BIN):</b> 1006009	<b>Building Type:</b> Altered	
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 3	<b>Number of stories:</b> 6	
	<b>Building Occupancy Group classification:</b> RES	<b>Height in feet:</b> 60	
	<b>Multiple Dwelling Law Classification:</b> HAEA	<b>Number of dwelling units:</b> 12	
<b>C.</b>	<b>Fire Protection Equipment:</b> None associated with this filing.		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> None		
<b>Borough Comments:</b> None			

  
Borough Commissioner

Borough Commissioner



Commissioner



# Certificate of Occupancy

CO Number: 104148520F

Permissible Use and Occupancy							
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
CEL		OG		B-2			UTILITIES, STORAGE
001	48	100		COM		6	STORES, RESIDENTIAL ENTRANCE
002		40	7	RES	3	2	THREE (3) CLASS "A" APARTMENTS
003		40	8	RES	2	2	TWO (2) CLASS "A" APARTMENTS
004		40	8	RES	2	2	TWO (2) CLASS "A" APARTMENTS
005		40	8	RES	2	2	TWO (2) CLASS "A" APARTMENTS
006		40	7	RES	1.5	2	THREE ONE-HALF (1/2) CLASS "A" APARTMENT
PEN		40	3	RES	1.5		THREE ONE-HALF (1/2) CLASS "A" APARTMENT
END OF SECTION							

  
Borough Commissioner

Borough Commissioner



Commissioner