

Standardized **NOTICE FORM** for Providing **30-Day Advance** **Notice to a Local Municipality or Community Board**

18

1. Date Notice Sent: 09/19/2025 1a. Delivered by: Overnight Mail, Tracking Number and F

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:

☒ New Application ☐ Removal ☐ Class Change

For premises in the City of New York: (counties of Kings, New York, Bronx, Queens and Richmond):

☐ New Application ☐ New Application and Temporary Retail Permit ☐ Temporary Retail Permit ☐ Removal

☒ Class Change ☐ Method of Operation ☐ Corporate Change ☐ Renewal ☐ Alteration

For **New** and Temporary Retail Permit applicants, answer each question below using all information known to date

For **Renewal** applicants, answer all questions

For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For **Corporate Change** applicants, attach a list of the current and proposed corporate principals

For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation

For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type

For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

Please include all documents as noted above. Failure to do so may result in disapproval of the application.

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board: Manhattan Community Board 3

Applicant/Licensee Information:

4. Licensee License ID (if applicable): 1140592 Expiration Date (if applicable): 10/31/2025

5. Applicant or Licensee Name: 128 Mac Corp.

6. Trade Name (if any): Pylos

7. Street Address of Establishment: 128 East 7th Street

8. City, Town or Village: New York, NY Zip Code: 10009

9. Business Telephone Number of applicant/ Licensee: 212-473-0220

10. Business E-mail of Applicant/Licensee: info@pylosrestaurant.com

11. Type(s) of alcohol sold or to be sold: ☒ Beer & cider ☐ Wine, Beer & Cider ☒ Liquor, Wine, Beer & Cider

12. Extent of Food Service: ☒ Full Food menu; full kitchen run by a chef/cook ☐ Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment: Restaurant (full kitchen and full menu required)

☐ Seasonal Establishment ☐ Juke Box ☐ Disc Jockey ☒ Recorded Music ☐ Karaoke

14. Method of Operation: (check all that apply) ☐ Live Music (give details i.e., rock bands, acoustic, jazz, etc.):

☐ Patron Dancing ☐ Employee Dancing ☐ Exotic Dancing ☐ Topless Entertainment

☐ Video/Arcade Games ☐ Third Party Promoters ☐ Security Personnel

☐ Other (specify):

15. Licensed Outdoor Area: ☒ None ☐ Patio or Deck ☐ Rooftop ☐ Garden/Grounds ☐ Freestanding Covered Structure
 (check all that apply) ☐ Sidewalk Cafe ☐ Other (specify):

KORDAS & MARINIS, LLP
ATTORNEYS AT LAW

NICHOLAS KORDAS
PETER MARINIS
ROSS KORDAS
GEORGE B. KORDAS

5-44 47th Avenue, Third Floor
Long Island City, New York 11101-5415
Tel.: 929.514.0264 | Fax: 718.482.9000

nicholas.kordas@kandmlaw.com
peter.marinis@kandmlaw.com
ross.kordas@kandmlaw.com
george.kordas@kandmlaw.com

September 19, 2025

Overnight Mail

Manhattan Community Board 3
59 East 4th Street
New York, NY 10003
Attn.: Susan Seltzer, District Manager

Re: Notice to Community Board
Change of Class Application
Serial No.: 1140592
Applicant: 128 Mac Corp. d/b/a Pylos
Premises: 128 East 7th Street, New York, NY 10009

Dear Ms. Seltzer:

Please be advised that my firm represents the above named applicant, which will be applying for a Change of Class from Restaurant Wine to On Premises liquor for the above referenced restaurant.

As required by Alcoholic Beverage Control Law, we are hereby notifying our local Community Board of said application. Also, enclosed please find completed SLA 30-Day Advance Notice form with completed CB 3 Questionnaire.

My clients have operated Pylos at this location for more than 20 years with a Restaurant Wine license and will not be changing their Method of Operation, will not alter the layout, will not add a bar or counter, and they will not be extending their hours of operation.

We submitted a Change of Class application during 2021 and were approved by CB3 (see enclosed License Stipulations dated September 22, 2022) and found to have "...met the statutory burden of demonstrating that public convenience and advantage and the public interest will be served by the granting of this application" pursuant to 500' Hearing Report dated December 9, 2022, a copy of which is enclosed.

Unfortunately, the abandoned church at 121 East 7th Street was not completely inactive and the applicant was forced to withdraw its application. See enclosed Application Withdrawal from October 4, 2023.

September 19, 2025

On June 26, 2025, the property at 121 East 7th Street was sold to a developer and the deed was recorded on July 24, 2025. A copy of the recorded deed is enclosed herewith. With the church no longer owning or operating 121 East 7th Street, the applicant is re-submitting its application for a Change of Class.

I thank you in anticipation of your kind attention to this matter. If you should have any questions or require anything further, please do not hesitate to contact me.

Very truly yours,



Peter Marinis

cc: SLA

Peter Marinis

From: Steinmetz, Drew (CB) <DSteinmetz@cb.nyc.gov>
Sent: Monday, October 3, 2022 9:47 AM
To: community@sla.ny.gov
Cc: Stetzer, Susan (CB); Peter Marinis
Subject: CB 3 Resolution for liquor, wine, beer and cider (op) application, with stipulations, stipulations attached re: Pylos, 128 E 7th Street
Attachments: CB3 Resolution-128-Mac-Corp-op-128-E-7th-St.pdf

At the September 2022 Full Board meeting, Manhattan Community Board 3 passed the attached resolution with a recommendation to deny unless stipulations agreed to—signed stipulations are attached.

Please contact the Community Board office with any questions.

Best,

Drew Steinmetz

*Assistant District Manager
Community Board 3, Manhattan
(212) 533-5300 ext. 205
www.cb3manhattan.org*

Please visit the CB 3 website to join the new e-mail list!



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

Paul Rangel, Board Chair

Susan Stetzer, District Manager

September 27, 2022

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

Re: 128 Mac Corp.
d/b/a Pylos
128 E 7th Street
New York, NY 10009

Dear New York State Liquor Authority,

At the September 2022 Full Board Meeting, Community Board 3 passed the following resolution:

TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached

WHEREAS, 128 Mac Corp. doing business as Pylos, is seeking an upgrade to a full on-premises liquor license, in the premises located at 128 East 7th Street, between Avenue A and 1st Avenue, New York, New York; and

WHEREAS, this is an application for an establishment with a certificate of occupancy of 70 people, 26 tables and 64 seats, a full kitchen, serving Greek and Mediterranean food during all hours of operation, no television, ambient background music only; and

WHEREAS, there are 28 full, 4 pending, on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, the location has been licensed with a beer wine license since 2003; and

WHEREAS, the applicant withdrew a full on-premise liquor license application for Boukies (which he previously owned) at 29 East 2nd Street at 2nd Avenue in February 2009 due to community concerns and was approved a wine beer license in March 2009 with stipulations to 1) operate a full –service restaurant serving food to within one hours of closing, 2) have hours 11:00 A.M. to 1:00 A.M. Mondays through Thursdays, 11:00 A.M. to 2:00 A.M. Fridays and Saturdays and 12:30 P.M. to 1:00

A.M. Sundays, 3) close its façade at 10:00 P.M., 4) not operate a sidewalk café, 5) have an entrance on 2nd Street, 6) designate an employee to oversee noise and crowds on the sidewalk, and 7) not seek an upgrade of its license; and

WHEREAS, the applicant was then heard and approved to alter its stipulations to add a sidewalk café in February of 2011 for a new DBA Heartbreak Café at the same location with stipulations to 1) have a café of eight (8) tables and thirty-two (32) seats on Second Avenue only, and 2) close its café at 11:00 P.M. all nights. It then sought to upgrade its liquor license in September of 2011 and was denied; and

WHEREAS, there were zero commercial 311 complaints at this location with NYPD action necessary since 2018, there were three 311 DOT complaints for outdoor dining violations in 2022, and this location has not been the subject of any complaints to the community board; and

WHEREAS, 64 residents who live within two blocks of the location signed a petition in favor of the application; and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for an upgrade to a full on-premises liquor license for 128 Mac Corp. doing business as Pylos, for the premises located at 128 East 7th Street, between Avenue A and 1st Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

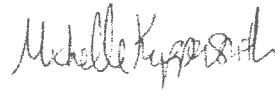
- 1) it will operate as a Greek and Mediterranean restaurant, with a full-service kitchen serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 11:30 A.M. and closing by 12:00 A.M. Wednesdays, Thursdays and Sundays, and opening no later than 5:00 P.M. and closing by 1:00 A.M. Fridays and Saturdays,
- 3) it will not use outdoor space for commercial use
- 4) it will close any front or rear facade 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 non-musical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials with food,
- 9) it will not have "happy hours,"
- 10) it will ensure that there are no wait lines outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

Please see the attached supplemental materials and contact the community board office with any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Paul Rangel', with a stylized flourish at the end.

Paul Rangel, Chair
Community Board 3

A handwritten signature in dark ink, appearing to read 'Michelle Kuppersmith', with a stylized flourish at the end.

Michelle Kuppersmith, Chair
SLA & DCA Licensing Committee

cc: Peter Marinis, Applicant's Representative



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD

59 East 4th Street - New York, NY 10003
Phone (212) 533-530
www.cb3manhattan.org - mn03@cb.nyc.gov

Paul Rangel, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations

I, Christos Valtzoglou, as a qualified representative of 128 Mac Corp.
located at 128 East 7th Street, New York, NY agree to the following stipulations:

1. My license type is: ☐ beer & cider ☐ wine, beer & cider ☒ liquor, wine, beer & cid
2. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) Greek restaurant, or
☐ I will operate a _____
☒ 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 opening no later than 11:30 A.M. and closing by 12:00 A.M. Wednesdays, Thursdays and Sundays, and opening no later than 5:00 P.M. and closing by 1:00 A.M. Fridays and Saturdays
(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) which prohibits use of alcohol outside OR
☐ I will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses 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, _____
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, ☒ promoted eve ☒ 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
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 neighbor



Name: Christos Valtzoglou

Phone Number: (917) 202-6412

18. ☐ I will:

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

Signed

Sworn to this 22nd day of September, 2022

Dated

9/22/22
PETER MARINIS
Notary Public
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02MA6100546
Qualified in New York County
Commission Expires February 27, 2024