

From: Petar Krsikapa <pkrsikapa@thegroup.nyc>

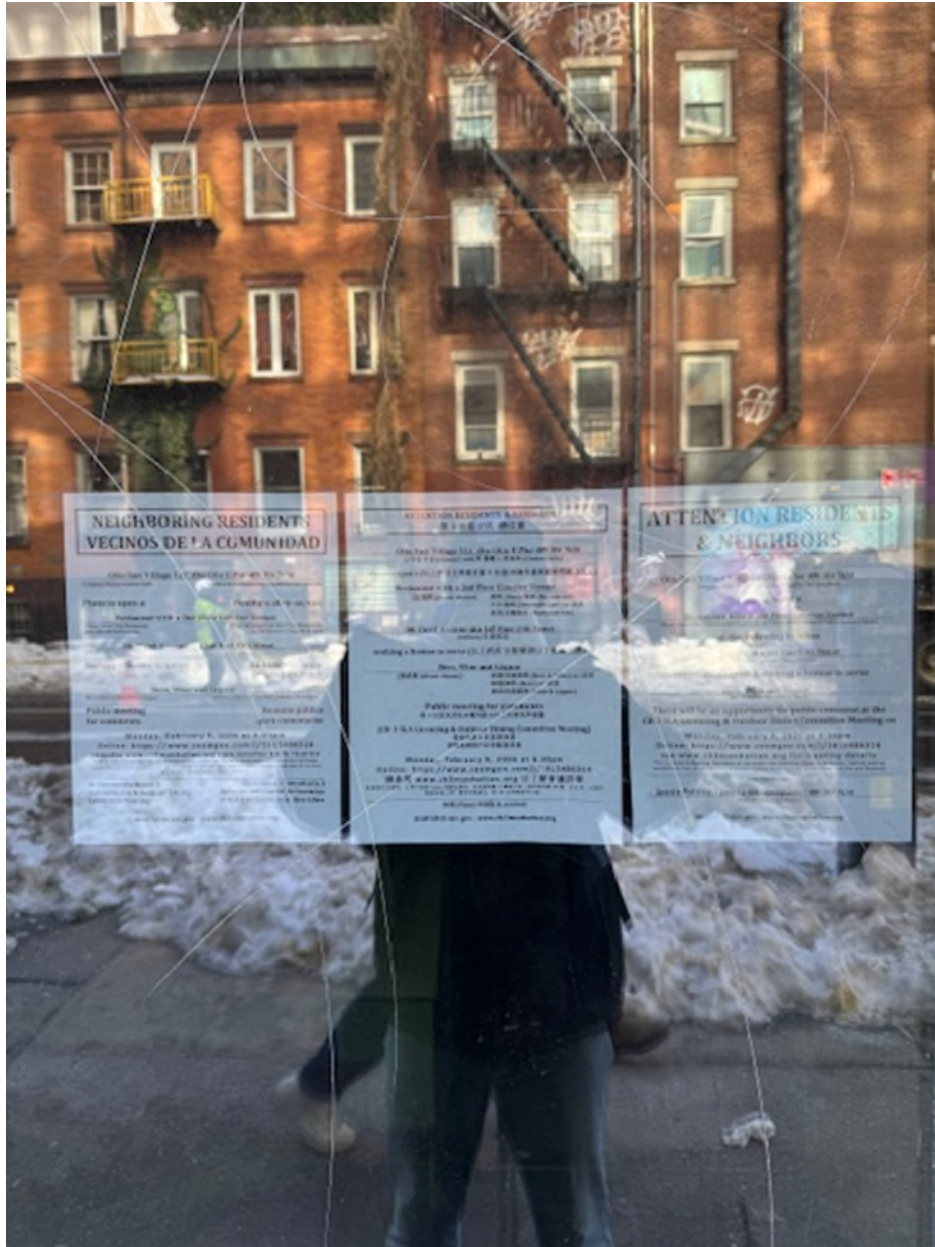
Sent: Friday, January 30, 2026 1:23 PM

To: Jules Vigh <Jules@brpclaw.com>

Cc: Xinnia Moers <accounting@thegroup.nyc>; Candice Lu <candice@thegroup.nyc>

Subject: Re: 106 3rd Avenue and CB follow ups

Please see pictures



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Subject: Re: 106 3rd Avenue and CB follow ups

Please see pictures



NOTICE TO RESIDENTS

We wanted to contact our neighbors to let you know that Olio East Village LLC dba Olio E Piu will be filing applications for an on-premises liquor license and temporary retail permit for the premises located at aka 106 Third Avenue aka 145 East 13th Street between East 13th and East 14th Streets. The former business at the space was café with the dba Thirty Love. The previous business at the space was 106 3rd Ave NYC Inc fka 90 Third Ave NYC Inc dba Blue Bird that operated as a restaurant with a full liquor license from around 2013 to 2025. Before that that the space was operated by Friend TRI New York Inc as a restaurant with a full liquor license from around 2008 to 2013.

The new Olio E Piu will have a 1,500 square foot first floor with 12 tables and 56 seats together with a 16 seat 20' customer bar for a total of 72 seats. The 1,500 square foot second floor has 11 tables and 44 seats with a 14 seat 20' customer bar for a total of 58 seats. The 200 square foot 2nd floor exterior terrace has 5 tables and 10 seats. The total seating is 140 including bar stools. The 1,300 square foot cellar is not for patron use and is used for the kitchen and storage.

Background music will be played and live jazz will be offered on occasion. The proposed interior hours of operation are 8am to 1am seven days a week. The 2nd floor exterior terrace proposed hours of operation are 11am to 10pm and all doors and windows will close by 10pm seven days a week.

Emil Stefkov, the only member of the applicant arrived in the United States in 2009 after owning and operating a successful hospitality business in Macedonia. Since that time Mr. Stefkov has owned and operated the following successful business: Olio E Piu located at 3 Greenwich Avenue with a full liquor license since July 2010. Olio E Piu recently opened a 5 Bryant Park November 2025.

Mr. Stefkov opened the following Boucherie restaurants with full liquor licenses to excellent reviews: Boucherie at 97 99 Seventh Avenue South from November 2016 to the present, Petit Boucherie /Omakasa Room at 14 Christopher Street from August 2017 to the present, Boucherie Union Square at 225 Park Avenue South from February 2018 to the present and La Grande Boucherie/ Kaiseki Room at 1325 Avenue of the Americans from June 2020 to the present.

Mr. Stefkov also has taken the Boucherie brand to Chicago, Washington DC and Miami.

The application for the liquor license will be presented at the Community Board at the February 9, 2026 meeting.

If you would like more information on the application, please contact counsel's office at donald@brpclaw.com and jules@brpclaw.com

Thank you.

**List of Residential Addresses Where Notice to Residents Were Left for
Olio East Village LLC for 106 Third Avenue**

110 3rd Avenue

102 3rd Avenue

97 3rd Avenue

202 3rd Avenue

204 3rd Avenue

141 East 13th Street

142 East 13th Street

143 East 13th Street

211 East 13th Street

From: Jules Vigh <Jules@brpclaw.com>
Sent: Thursday, January 29, 2026 2:05 PM
To: Jules Vigh <Jules@brpclaw.com>
Cc: Jasmin Polimac <jasmin@thegroup.nyc>; Donald Bernstein <Donald@brpclaw.com>
Subject: Olio East Village LLC / 106 Third Avenue

Good afternoon.

We wanted to contact your organizations to let you know that Olio East Village LLC dba Olio E Piu will be filing applications for an on-premises liquor license and temporary retail permit for the premises located at aka 106 Third Avenue aka 145 East 13th Street between East 13th and East 14th Streets. The former business at the space was café with the dba Thirty Love. The previous business at the space was 106 3rd Ave NYC Inc fka 90 Third Ave NYC Inc dba Blue Bird that operated as a restaurant with a full liquor license from around 2013 to 2025. Before that that the space was operated by Friend TRI New York Inc as a restaurant with a full liquor license from around 2008 to 2013.

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Jules

Jules Vigh|Paralegal

BERNSTEIN REDO & SAVITSKY PC

1177 Avenue of the Americas, 5th floor

New York, NY 10036

Tel. 212.651.3100 \ Cell Phone 646 358 0653

jules@brpclaw.com \ www.brpclaw.com

Bounced Back Emails

Delivery has failed to these recipients or groups:

info@lespinyc.org (info@lespinyc.org)

Your message couldn't be delivered. The Domain Name System (DNS) reported that the recipient's domain does not exist.

Contact the recipient by some other means (by phone, for example) and ask them to tell their email admin that it appears that their domain isn't properly registered at their domain registrar. Give them the error details shown below. It's likely that the recipient's email admin is the only one who can fix this problem.

For more information and tips to fix this issue see this article:

<https://go.microsoft.com/fwlink/?LinkId=389361>.

List of Community Groups Contacted for Olio East Village LLC

10th Stuyvesant Streets Block Association
Marilyn Appleberg, President
appleink1@aol.com

Friends of the Lower East Side
Linda Jones
friendsoftheles@gmail.com

Seven Loaves DBA GOH Productions
Bonnie Sue Stein, Executive Director
info@gohproductions.org

Loisaida United Neighborhood Gardens (LUNGS)
Charles Krezell
ck@wingflix.com

Lower East Side Preservation Initiative
Richard Moses, President
info@lespinyc.org

International Tailoring Company Building
Eric Einstein, President
eric.einstein@gmail.com

East Village Community Coalition
Laura Sewell, Executive Director
info@evccnyc.org

Fourth Arts Block aka FABnyc
Dakota Scott
dakota@fabnyc.org

Village Preservation
Andrew Berman, Executive Director
andrew@gvshp.org

Petition to Support Proposed Liquor License

Date: _____

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

to the following applicant/establishment (company and/or trade name) _____

Olio East Village LLC dba Olio E Piu

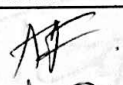

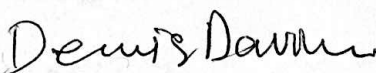



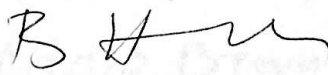
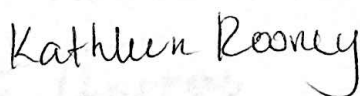
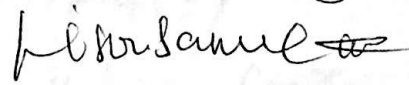



Address of premises: 106 Third Avenue aka 145 East 13th Street

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

The hours of operation will be: 8am to 1am seven days a week. The 2nd floor exterior terrace hours are 11am to 12am and all doors and windows will close by 12am seven days a week.

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

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Aubrey Fox		201 E 12th St. #12B
Alex Chernyavskiy		207 E 12th St. #3B
Denis Damm		221 E 12th St. #2C
Mary Basimara		221 E 12th St. #2B
Kilca Ebie		224 E 12th St. #4B
Sam Dowenias		226 E 12th St. #4C
Bobby Hong		226 E 12th St. #2C
Kathleen Rooney		232 E 12th St. #4B
Lisa Saracuse		222 E 12th St. #1A
Sebastian Leon		219 E 12th St. #2B
Will Hammond		213 E 12th St. #3B
Robert Ng		101 E 13th St. #12B

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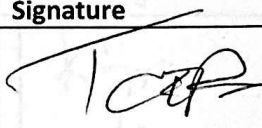

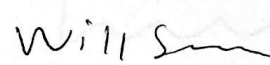
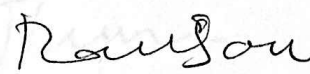

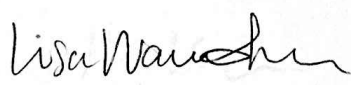


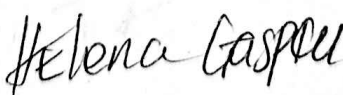
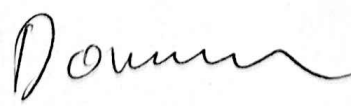
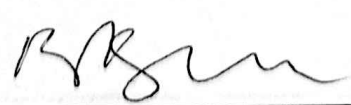
Address of premises: 106 Third Avenue aka 145 East 13th Street

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

The hours of operation will be: 8am to 1am seven days a week. The 2nd floor exterior terrace hours are 11am to 12am and all doors and windows will close by 12am seven days a week.

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

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Trevor CEP		101 E 13TH ST. #10C
Maggie Oloeman		113E 13TH ST. # 11B
Will Stevenson		113E 13TH ST. # 11B
Danny Sun		113E 13TH ST. # 12C
Nicole Rose		114E 13TH ST. # 5C
Lisa Waldstein		114E 13TH ST. # 5B
Addie Brown		241 3RD AVE # 2C
Taylor Laffey		241 3RD A. # 3A
Helena Gapski		231 2nd Ave. # 3B
Donna Viika		219 2nd AVE # C
Beau Simpson		219 2ND AV. C

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Date: _____

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

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Other information regarding the license:

Name	Signature	Address and Apt # (required)
Kate Bruce	KBruce	145 E 14TH ST. #7C
Alex Malkin	AM	150 E 14TH ST. #8A
Luca Shields	[Signature]	113 THIRD AVE #11B
Jenn Lyn	JLyn	113 3RD AVE: #12B
Russell Switzer	Russell Switzer	139 E 12TH ST. 7A
Michael Kin	MKin	139 E 12TH ST. 2B
James Sanna	James Sanna	139 E 12TH ST. 6B
Tom Wyatt	Tom Wyatt	111 E 12TH ST. 2C
Justine Ellis	JE	70E 12TH ST. 3A

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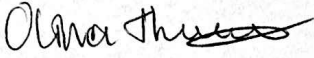

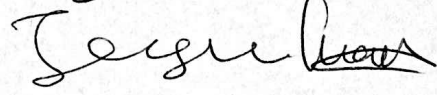
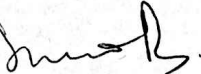
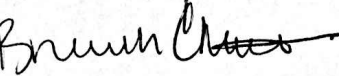




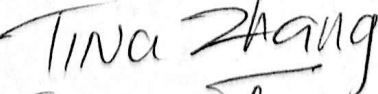
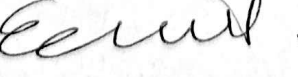
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Other information regarding the license:

Name	Signature	Address and Apt # (required)
Olivia Thomas		110 3RD AVE # 3D.
Matt Brody		110 3RD. A # 10B
Jessica Wong		110 3 rd Avenue #12C
Karen Man	KM.	110 3RD AVENUE #12B
Steve Deckerrie		110 3RD AVE. # 10B
Chloe Brun		110 3 rd AVENUE # 25C
Brady Lynch		ONE TEN THIRD AVE. #17C
Sam Oransci		110 3 RD AVE. # 16A
Nikki Richman		110 3RD AVE. # 12A
Christina Rolff		97 THIRD AVE 2B
Tina Zhang		97 THIRD AVE 3B
Emily Tau		97 3RD AVE. 4A