

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: February 24, 2026

Is location currently licensed? Yes No Type of license: N/A

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Boba tea shop

Corporation and trade name of current license: N/A

APPLICANT:

Premise address: 1 East Broadway, New York, NY 10038

Cross streets: East Broadway between Oliver Street and Catherine Street

Name of applicant and all principals: Cafe Cleo Holdings LLC

Principals: Yasmin Kaytmaz, Tate Jackson, and Mason Lindahl

Trade name (DBA): Cavalier

PREMISE:

Type of building and number of floors: Store buildings - predominant retail with other uses

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 45 persons

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, TA

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) Sunday to Wednesday 5pm - 12am; Thursday to Saturday 5pm - 2am

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? Yes No

If yes, please describe what type: N/A

Number of indoor tables? 14 Total number of indoor seats? 32

How many stand-up bars/bar seats are located on the premise (number, length, and location) One 16' 3" stand-up bar with 10 seats on the ground floor

*(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 Western and Eastern Mediterranean food

What are the hours the kitchen will be open? Sun to Wed 5pm-12am; Thu to Sat 5pm-2am

Will a manager or principal always be on site? Yes No If yes, which? Both

How many employees will there be? 15-20 total (about 3 working daily)

Do you have or plan to install French doors accordion doors or windows?

Will there be TVs/monitors? Yes No (If Yes, how many?) _____

Will premise have music? Yes No

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

If other type, please describe _____

What will be the music volume? Background (conversational) Entertainment (live music venue level) Please describe your sound system: Basic restaurant sound system: 4 ceiling speakers connected to a standard receiver for ambient music only

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? N/A

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.") _____

All principals and staff will periodically manage vehicular traffic and crowds by physically monitoring the outside space.

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. Ambient background music will be playing only with doors closed.

Is sound proofing installed? Yes No

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: Bar Clark LLC dba The River

Address: 102 Bayard St, NY, NY 10013 Community Board # Manhattan 3

Dates of operation: 04/2020-Present

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.

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? 4 (1 beer/wine, 1 liquor store, 2 grocery stores)

How many On-Premise (OP) liquor licenses are within 500 feet? 4

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) Middle Eastern 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:
Mon 5pm - 12am; Tue 5pm - 12am; Wed 5pm - 12am;
Thu 5pm - 2am; Fri 5pm - 2am; Sat 5pm - 2am;
Sun 5pm - 12am. (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: _____
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 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 _____.
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: Yasmin Kaytmaz

Phone Number: 347-861-5169

Work History

Applicant: Cafe Cleo Holdings LLC

Address: 1 East Broadway, New York, NY 10038

Yasmin Kaytmaz

| Start Date | End Date | Employer | Address | Position | Type |
|-------------------|-----------------|---------------------------|---------------------------------|-----------------|----------------------------|
| 04/2020 | Present | Bar Clark LLC | 102 Bayard St NY, NY 10013 | Shareholder | Restaurant |
| 04/2022 | Present | Self-Employed | 385 Grand St NY, NY 10002 | Owner | Restaurant Consultation |
| 11/2025 | Present | Cafe Cleo Holdings LLC | 1 East Broadway NY, NY 10038 | Partner | Restaurant |

Tate Jackson

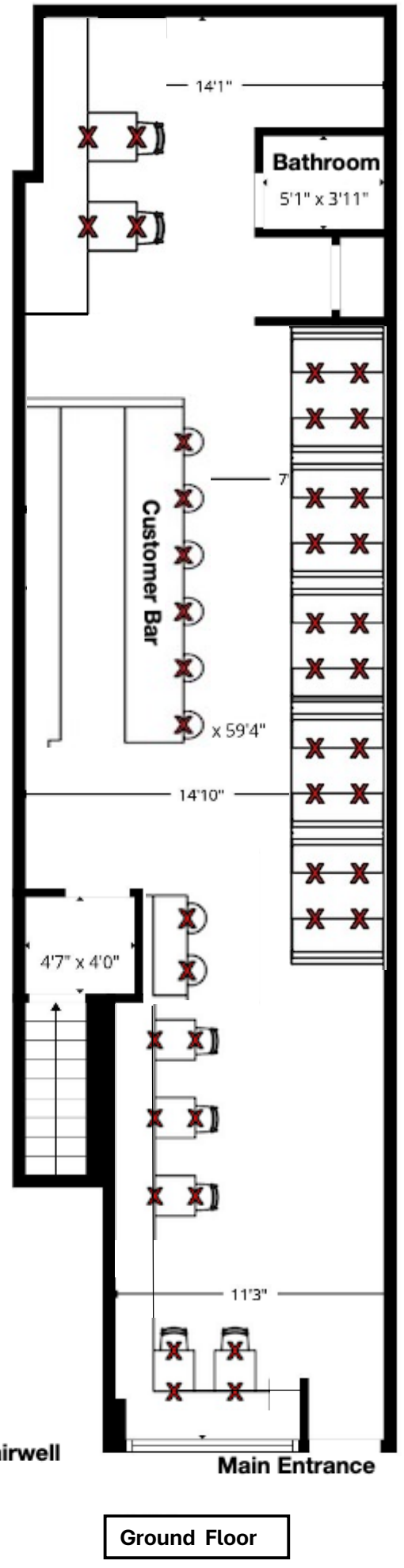
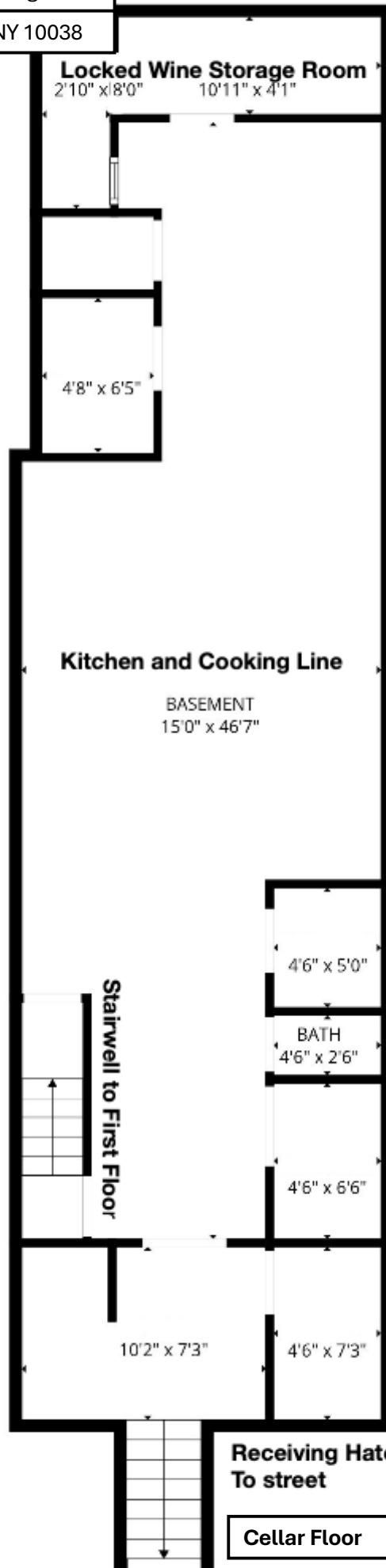
| Start Date | End Date | Employer | Address | Position | Type |
|-------------------|-----------------|---------------------------|--|-----------------|----------------------|
| 01/2021 | Present | Apex Bulk Carriers LLC | 34 East 51 st St Fl 4 NY, NY 10022 | President | Shipping Business |
| 11/2025 | Present | Cafe Cleo Holdings LLC | 1 East Broadway NY, NY 10038 | Partner | Restaurant |

Mason Lindahl

| Start Date | End Date | Employer | Address | Position | Type |
|-------------------|-----------------|---------------------------------|---------------------------------------|-------------------|-------------|
| 01/2016 | 01/2021 | Marlow Inc. dba Diner | 85 Broadway Brooklyn, NY 11249 | Executive Chef | Restaurant |
| 05/2021 | 11/2023 | Ile Refuge LLC dba Leon 1909 | 29 West Neck Rd Shelter Island, NY | Executive Chef | Restaurant |
| 11/2025 | Present | Cafe Cleo Holdings LLC | 1 East Broadway NY, NY 10038 | Partner | Restaurant |

Applicant Name: Cafe Cleo Holdings LLC

Address: 1 East Broadway, NY, NY 10038



Mezze

3 for \$28

Orange Spiced Olives
Pine nut and Currant Stuff Grape Leaves
Marinated and Pickled Summer Peppers
Olive Oil Poached Fava Beans
Minced Artichoke Heart with Parsley
Herbed Sheep Milk Feta

First:

| | |
|--|-------------|
| <i>Grilled Lavash with Sumac</i> with Cultured Tomato and Sumac Butter | \$14 |
| <i>Fried Fresh Anchovies</i> Zahter, Red onion and Lemon | \$23 |
| <i>Slow Cooked Fennel Soup</i> with Shaved Parmesan and Black Pepper | \$18 |
| <i>Olive Oil Preserved Goat Cheese</i> with Pink Peppercorn, Grilled Cabbage, Stewed Apricot and Caraway Crackerbread | \$23 |
| <i>Lamb Tartare</i> with Ufa Chili, Shallot, Herbs and Crostini | \$24 |
| <i>Chicken Liver Mousse</i> with Sage, Anchovy, Turmeric Pickled Onions and Grilled Sourdough | \$25 |
| <i>Heirloom Tomato Salad</i> with Aioli, Anchovy and Crushed Green Coriander | \$23 |
| <i>Red and Green Chicory Salad</i> Colatura, Fresh Tarragon, Shaved Pear, Hazelnut and Pecorino Romano | \$24 |

Second:

| | |
|--|-------------|
| <i>Stuffed Apples in Stewed Tomato</i> Toasted Millet, Ground Walnut, Trumpet Mushrooms | \$36 |
| <i>Grilled Whitefish Skewer</i> Spiced Yogurt, Fresh Oregano, Phyllo and Lemon | \$38 |
| <i>Pan Roasted Fluke</i> White Beans, Eggplant and Tomato Red Pepper Relish | \$44 |
| <i>Chicken Culet</i> Lemony Puntarelle, Skordalia | \$36 |

Lamb Patty Melt
Ground Lamb Patty, Marble Rye, Cornichon Relish, Gruyere
+ Green Salad

\$29
\$8

Grilled Lamb Chops Preserved Lemon and Pine nut Basmati,
Dilly Cucumber Salad and Black Garlic Tahini

\$52

Boudin Blanc Cracked Lentils, Mint , Wilted Leeks, Date and Saffron Jus

\$54

Grilled, Butterflied and Whole White Fish Warm Ezme Salad with bulgur,
Red Peppers, and Lemon

\$78

Ask about our Steak of the day; MP and Market Sides !!

avg \$180

Sides:

French Fries with Rouille and Lemon

\$14

Stewed Spinach with tomato, cinnamon and onion

\$14

Roasted Baby Carrots with Cuminy Yogurt and Coriander

\$16

RESIDENTS' CONCERNS

dba "Pending"
 Number for Questions
 en a
 outdoor area)
 re will be a Sidewalk Café or Backyard Garden
 g location
 York, NY 10038
 t Name (Address)
 king a license to serve
 /line
 Wine & Liquor
 for public comment at the
 ining Committee Meeting on
 2026 at 6:30pm
 gov.com/j/1615486314
 org for meeting details
 n attend by Zoom or in-person. Limited seating
 : 59 East 4th Street (btwn 2nd Ave and Bowery)
 location
 78615169
 Information
 www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

Cafe Cleo Holdings LLC dba "Pending"
 Company Name/Contact Info Nombre de la Compañía/el teléfono de contacto
 Plans to open a: Planifique abrir un/una:
 Restaurant (no outdoor area)
 (Please choose) Bar/Restaurant sidewalk café/backyard use (Favor de escoger) una Barra/un Restaurante un café de acera o un patio de atrás
 1 East Broadway, New York, NY 10038
 address dirección
 Seeking a license to serve En búsqueda de una licencia para servir:
 Beer & Wine Cerveza y vino o cerveza/vino y bebidas alcohólicas
 Beer & Wine or Beer/Wine & Liquor
 Public meeting Reunión público
 for comments para comentarios
 Monday, March 9, 2026 at 6:30pm
 Online: <https://www.zoomgov.com/j/1615486314>
 consulta www.cb3manhattan.org para detalles de la reunión
 Esta es una reunión híbrida. El público puede asistir por Zoom o en persona. Hay asientos limitados disponibles para las primeras 15 personas en la Oficina del Consejo Comunitario 3, ubicada en 59 East 4th Street (entre la 2da Ave y Bowery).
 At Community Board 3 En la Junta Comunitaria 3
 SLA Licensing & Outdoor Dining Reunión del Comité de Licencias el SLA y de Comidas al Aire Libre
 Committee Meeting
 mn03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION R 第 3

Cafe Cleo H
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 Plans to open a (以上的店
 Restaur
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 (請選擇/please choose)
 Public me
 第 3 社區的居民有
 (CB 3 SLA Licensing & Ou
 曼哈頓
 酒類執照
 Monday, Marc
 Online: <https://www.cb3manhattan.org>
 請參閱 www.cb3manhattan.org
 這是混合式會議。公眾可通過 Zoom 或親自參加。
 (鮑威里街之間) 提供?
 時間 (Tim
 mn03@cb.nyc.gov

THAT'S SNOW KID!

Man, 27, with a
 sheet arrested



Mayor Mamdani dismissed the recent attack on cops (below) as "kids at a snowball fight," but one of the "kids" is Gusmane Coulibaly, 27 (above), previously arrested for attempted robbery, who was caught on camera hurling large snow hunks at police.

SEE PAGE 7

ATTENTION RESIDENTS & NEIGHBORS

Cafe Cleo Holdings LLC dba "Pending"
Company/DBA Name and Contact Number for Questions

Plans to open a
Restaurant (no outdoor area)
at the following location
1 East Broadway, New York, NY 10038

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

This establishment is seeking a license to serve
Beer & Wine

Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment at the
CB 3 SLA Licensing & Outdoor Dining Committee Meeting on

Monday, March 9, 2026 at 6:30pm
Online: <https://www.zoomgov.com/j/1615486314>
see www.cb3manhattan.org for meeting details
This is a Hybrid Meeting. Members of the public can attend by Zoom or in-person. Limited seating
available to first 15 at Community Board 3 Office at 59 East 4th Street (btwn 2nd and Ave and Bowery)

Date/Time/Location

Yasmin Kaptein 3478615169
Applicant/Contact Information

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

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

Cafe Cleo Holdings LLC dba "Pending"
Nombre de la Compañía/El teléfono de contacto

Plans to open a:
Restaurant (no outdoor area)
at the following location
1 East Broadway, New York, NY 10038

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

Seeking a license to serve
Beer & Wine

Beer & Wine or Beer/Wine & Liquor
Cerveza y vino o cerveza/vino y bebidas alcohólicas

Public meeting
for comments

Monday, March 9, 2026 at 6:30pm
Online: <https://www.zoomgov.com/j/1615486314>
consults www.cb3manhattan.org para detalles de la reunión
en español. El público puede asistir por Zoom o en persona. Hay asientos limitados
disponibles para las primeras 15 personas en la Oficina del Consejo Comunitario 3, ubicada en 59 East
4th Street (entre la 2da Ave y Bowery).

At Community Board 3
SLA Licensing & Outdoor Dining
Committee Meeting

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

ATTENTION RESIDENTS & NEIGHBORS 第 3 社區居民, 請注意

Cafe Cleo Holdings LLC dba "Pending"
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 社區申請生意牌照擴展生意)

Restaurant (no outdoor area)
(請選擇/please choose)

酒吧 (Bar)/餐館 (Restaurant)
戶外咖啡 (Sidewalk Cafe) or 或者
後院花園咖啡 (Backyard Use)

1 East Broadway, New York, NY 10038
Address/生意地址

seeking a license to serve (以上的店主想要請以下相關牌照)
Beer & Wine
(請選擇/please choose)

啤酒和葡萄酒 (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。

(CB 3 SLA Licensing & Outdoor Dining Committee Meeting)

惠哈爾第 3 社區委員會
酒類執照用戶的召集委員會

Monday, March 9, 2026 at 6:30pm

Online: <https://www.cb3manhattan.org/j/1615486314>

請參閱 www.cb3manhattan.org 以了解會議詳情

這是一項混合會議。公眾可以通過 Zoom 或親自出席。有限座位。請於 3 月 9 日，下午 6:30 分前，向第 3 社區委員會
辦事處索取入場券。地址：紐約市東 4 街 59 號（第 2 大道和博威里街之間）

時間 (Time) 和地點 (Location)

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

NEW YORK POST



FRIDAY, FEBRUARY 27, 2026 / Mostly sunny, 42° / Weather P.25 • LATE CITY FINAL nypost.com \$2.00

THAT'S SNOW KID!



Mayor Mandala dismissed the recent attack on cops as "a flake," but one of the "flakes" is Community Board 3. The board is looking for a way to help cops for attempted robbery, who have large snow banks at police.

SEE PAGE 7

Gregory P. Mangro



Michelle Park <mp.slayoon@gmail.com>

Introduction & Neighborhood Notification – Proposed Small Restaurant at 1 East Broadway, New York, NY 10038

1 message

Michelle Park <mp.slayoon@gmail.com>
To: ban62007@gmail.com

Tue, Mar 3, 2026 at 3:14 AM

Dear **Bowery Alliance of Neighbors**,

I'm reaching out in accordance with Manhattan Community Board 3's request that applicants notify relevant block and tenant associations regarding proposed businesses in the area.

Our client is applying for a beer wine license to operate a small, 42-seat restaurant at 1 East Broadway, New York, NY 10038, serving Western and Eastern Mediterranean cuisine. The space is located within an existing commercial building with predominantly retail use, and the operation is designed to be low-impact and fully contained indoors.

Key operational details:

- **Applicant name:** Cafe Cleo Holdings LLC dba Cavalier
- **Type of business:** Small neighborhood restaurant (not a bar or nightlife venue)
- **Seating capacity:** 14 tables with 32 seats; 1 stand-up bar with 10 seats
- **Music:** Indoor background music only (no DJs, no live music, no amplified entertainment)
- **Outdoor space:** No outdoor seating
- **Hours of operation:**
 - Sunday–Wednesday: 5:00 PM – 12:00 AM
 - Thursday–Saturday: 5:00 PM – 2:00 AM

The goal is to create a calm, sit-down dining environment that complements the existing character of the block. There is no intention to introduce loud music or sidewalk congestion.

If you have any questions or would like to discuss the application further, I'm happy to connect at your convenience. We value the neighborhood's quality of life and want to ensure you have all relevant information.

Warm regards,

Michelle



Michelle Park <mp.slayoon@gmail.com>

Introduction & Neighborhood Notification – Proposed Small Restaurant at 1 East Broadway, New York, NY 10038

1 message

Michelle Park <mp.slayoon@gmail.com>
To: mitchellgrubler@yahoo.com

Tue, Mar 3, 2026 at 3:14 AM

Dear **Bowery Block Association**,

I'm reaching out in accordance with Manhattan Community Board 3's request that applicants notify relevant block and tenant associations regarding proposed businesses in the area.

Our client is applying for a beer wine license to operate a small, 42-seat restaurant at 1 East Broadway, New York, NY 10038, serving Western and Eastern Mediterranean cuisine. The space is located within an existing commercial building with predominantly retail use, and the operation is designed to be low-impact and fully contained indoors.

Key operational details:

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If you have any questions or would like to discuss the application further, I'm happy to connect at your convenience. We value the neighborhood's quality of life and want to ensure you have all relevant information.

Warm regards,

Michelle



Michelle Park <mp.slayoon@gmail.com>

Introduction & Neighborhood Notification – Proposed Small Restaurant at 1 East Broadway, New York, NY 10038

1 message

Michelle Park <mp.slayoon@gmail.com>
To: ck@wingflix.com

Tue, Mar 3, 2026 at 3:15 AM

Dear **Loisaida United Neighborhood Gardens (LUNGS)**,

I'm reaching out in accordance with Manhattan Community Board 3's request that applicants notify relevant block and tenant associations regarding proposed businesses in the area.

Our client is applying for a beer wine license to operate a small, 42-seat restaurant at 1 East Broadway, New York, NY 10038, serving Western and Eastern Mediterranean cuisine. The space is located within an existing commercial building with predominantly retail use, and the operation is designed to be low-impact and fully contained indoors.

Key operational details:

- **Applicant name:** Cafe Cleo Holdings LLC dba Cavalier
- **Type of business:** Small neighborhood restaurant (not a bar or nightlife venue)
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If you have any questions or would like to discuss the application further, I'm happy to connect at your convenience. We value the neighborhood's quality of life and want to ensure you have all relevant information.

Warm regards,

Michelle



Michelle Park <mp.slayoon@gmail.com>

Introduction & Neighborhood Notification – Proposed Small Restaurant at 1 East Broadway, New York, NY 10038

1 message

Michelle Park <mp.slayoon@gmail.com>
To: info@gohproductions.org

Tue, Mar 3, 2026 at 3:15 AM

Dear **Seven Loaves DBA GOH Productions**,

I'm reaching out in accordance with Manhattan Community Board 3's request that applicants notify relevant block and tenant associations regarding proposed businesses in the area.

Our client is applying for a beer wine license to operate a small, 42-seat restaurant at 1 East Broadway, New York, NY 10038, serving Western and Eastern Mediterranean cuisine. The space is located within an existing commercial building with predominantly retail use, and the operation is designed to be low-impact and fully contained indoors.

Key operational details:

- **Applicant name:** Cafe Cleo Holdings LLC dba Cavalier
- **Type of business:** Small neighborhood restaurant (not a bar or nightlife venue)
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The goal is to create a calm, sit-down dining environment that complements the existing character of the block. There is no intention to introduce loud music or sidewalk congestion.

If you have any questions or would like to discuss the application further, I'm happy to connect at your convenience. We value the neighborhood's quality of life and want to ensure you have all relevant information.

Warm regards,

Michelle



Michelle Park <mp.slayoon@gmail.com>

Introduction & Neighborhood Notification – Proposed Small Restaurant at 1 East Broadway, New York, NY 10038

1 message

Michelle Park <mp.slayoon@gmail.com>
To: thechinatowncore@gmail.com

Tue, Mar 3, 2026 at 3:16 AM

Dear **The Chinatown Core Block Association**,

I'm reaching out in accordance with Manhattan Community Board 3's request that applicants notify relevant block and tenant associations regarding proposed businesses in the area.

Our client is applying for a beer wine license to operate a small, 42-seat restaurant at 1 East Broadway, New York, NY 10038, serving Western and Eastern Mediterranean cuisine. The space is located within an existing commercial building with predominantly retail use, and the operation is designed to be low-impact and fully contained indoors.

Key operational details:

- **Applicant name:** Cafe Cleo Holdings LLC dba Cavalier
- **Type of business:** Small neighborhood restaurant (not a bar or nightlife venue)
- **Seating capacity:** 14 tables with 32 seats; 1 stand-up bar with 10 seats
- **Music:** Indoor background music only (no DJs, no live music, no amplified entertainment)
- **Outdoor space:** No outdoor seating
- **Hours of operation:**
 - Sunday–Wednesday: 5:00 PM – 12:00 AM
 - Thursday–Saturday: 5:00 PM – 2:00 AM

The goal is to create a calm, sit-down dining environment that complements the existing character of the block. There is no intention to introduce loud music or sidewalk congestion.

If you have any questions or would like to discuss the application further, I'm happy to connect at your convenience. We value the neighborhood's quality of life and want to ensure you have all relevant information.

Warm regards,

Michelle