



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, Larry Krans, as a qualified representative of Whits 34 St Marks PI LLC
 located at 34 St Marks Place, New York, NY agree to the following stipulations:

- My license type is: beer & cider wine, beer & cider liquor, wine, beer & cider
- My License category is: New Application New Application and Temporary Retail Permit Temporary Retail Permit
 Removal Class Change Method of Operation Corporate Change Renewal Alteration
- I will operate a full-service restaurant, specifically a (type of restaurant) Take-out stand, Hamburg
 Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:
 Mon 4pm - 11pm; Tue 4pm - 11pm; Wed 4pm - 11pm;
 Thu 12pm - 11:30pm; Fri 12pm - 12:00am; Sat 12pm - 12:00am; Sun 12pm - 12:00am.

(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)

- I may apply for sidewalk and/or roadbed dining as allowed by the Dining Out NYC or Open Streets Program 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.
- 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.
- I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, Dancing more than _____ private parties per _____.
- I will play ambient recorded background music only. _____ number of TVs.
- 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.
- I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
- I will not apply for an upgrade to a full on-premises liquor license, a change to my method of operation, or alteration for at least two years after my operations begin.
- I will not participate in pub crawls or have party buses come to my establishment.
- I will not have unlimited drink specials, including boozy brunches, with food.
- 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 _____. - **Please indicate one of the above** -
- I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- I will conspicuously post this stipulation form beside my liquor license inside of my business.
- 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: Larry Krans Phone Number: 917-575-1821

18. I will: _____

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

Signed _____ Dated 4/3/26
 Sworn PEDRO FIGUEROA day of April 2026
 NOTARY PUBLIC, STATE OF NEW YORK
 01F10003719
 QUALIFIED IN KINGS COUNTY
 COMMISSION EXPIRES MARCH 25, 2027

 Notary Public



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Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: 4/6/26

APPLICANT

- Name of applicant and principle(s): Whits
- Premise address: 34 ST MARKS PLACE
- Cross streets: _____
- Trade name (DBA): Whits
- Check which you are applying to: New liquor license Alteration of an existing license Sale of assets
- If alteration, describe nature of alteration: _____
- Is location currently licensed? Yes No
- Type of license: Beer and wine
- Previous or current use of the location: _____
- Corporation and trade name of current location: Whits 34 ST MARKS LLC
- Type of building and number of floors: _____
- 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? _____
- Do you plan to apply for Public Assembly permit? Yes No
- 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): _____
- How many licensed establishments are within 1 block? 3
- How many On-Premise (OP) liquor licenses are within 500 feet? 3
- Is premise within 200 feet of any school or place of worship? Yes No

PROPOSED METHOD OF OPERATION

- Describe your method of operation: Take out
- Will any other business besides food or alcohol service be conducted at premise? Yes No
- If yes, please describe what type: _____
- What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): Thursday - Saturday 4-11pm, Third - Sunday 12-12
- Total number of table: — 23. Total number of seats: —
- How many stand-up bars / bar seats are located on the premise? No

(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): None
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? _____
28. What type of food is available for sale? Sliders, Hot dogs
29. Will a manager or principal always be on site? Yes No If yes, which? _____
30. How many employees will there be? 3
31. Do you have or plan to install? French doors accordion doors windows
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: Sound
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? _____
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? _____
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? _____
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): Cello's Pizzeria
45. Address: 36 S MARKS 45a. Community Board 3
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.
48. Does any principal have other business in the area? Yes No If yes, give trade name and describe type of business: Cellos / Whatmans
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.