



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

I, JENNYBELK VARONA, as a qualified representative of DOLCE BOUTIQUE NYC CORP, located at 221 East Broadway, New York, NY agree to the following stipulations:

1. My license type is: ☐ beer & cider ☐ wine, beer & cider ☒ liquor, wine, beer & cider
2. 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
3. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) Tapas 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 _____
4. My hours of operation will be 3pm-1am Monday-Thursday, 12pm-2am Friday-Saturday
12pm-1am Sunday
(I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)
5. ☐ I will not use outdoor space for commercial use, including the Dining Out NYC or Open Streets Programs OR
☒ I will close all outdoor dining allowed under the Dining Out NYC or Open Streets programs 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 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, ☒ third-party promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☒ Dancing ☐ 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 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: JENNYBELK VARONA Phone Number: 917-545-3171

18. ☒ I will: _____

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

Signed Jennybelk Varona

Sworn to this 12th day of June, 2026 Shalini Mootilal D'Andrade

Dated

Notary Public

SHALINI M D'ANDRADE
NOTARY PUBLIC- STATE OF NEW YORK
QUALIFIED IN QUEENS COUNTY
NO. 01D 0039986
COMMISSION EXPIRES JULY 31, 2029