



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, Magdy Baskharoun, as a qualified representative of Kevin and Gabriella Pizza and Restaurant Inc, located at 225 Park Row, 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) Pizza Restaurant
☒ Kitchen open and serving food every night during all hours of operation.
4. My hours of operation will be:
Mon 10AM - 9PM; Tue 10AM - 9PM; Wed 10AM - 9PM; Thu 10AM - 9PM; Fri 10AM - 9PM; Sat 10AM - 9PM; Sun 10AM - 9PM.

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

5. ☒ 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.
 6. ☐ 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.
 7. 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 _____.
 8. ☒ I will play ambient recorded background music only. _____ number of TVs.
 9. ☒ 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.
 10. ☒ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
 11. ☒ 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.
 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 limitations OR ☐ I will have happy hour and it will end by _____. - Please indicate one of the above -
 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: Magdy Baskharoun Phone Number: (212) 385-8118
18. ☐ I will: _____

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

Signed Magdy Baskharoun

Sworn to this 6th day of August 2026

Dated 08/06/2026

Notary Public

ELLEN LEE

Notary Public, State of New York

No. 01LE6109987

Notary Public

Qualified in Queens County

Commission Expires May 24, 2028



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Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: 08/06/2026

APPLICANT

1. Name of applicant and principle(s): KEVIN AND GABRIELLA PIZZA AND RESTAURANT INC, MAGDY BASKHAROUN & MINA ABD ELSAYED
2. Premise address: 225 PARK ROW
3. Cross streets: CORNER OF PARK ROW & ST JAMES PL
4. Trade name (DBA): LUNA PIZZA
5. Check which you are applying to: ☒ New liquor license ☐ Alteration of an existing license ☐ Sale of assets
6. If alteration, describe nature of alteration: N/A
7. Is location currently licensed? ☒ Yes ☐ No
8. Type of license: RESTAURANT WINE (WINE/BEER/CIDER)
9. Previous or current use of the location: PIZZA RESTAURANT
10. Corporation and trade name of current location: PRIOR LICENSEE: OLD NEW YORK PIZZA CORP DBA LUNA PIZZA
11. Type of building and number of floors: 2-STORY COMMERCIAL BUILDING
12. 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? 74
13. Do you plan to apply for Public Assembly permit? ☐ Yes ☒ No
14. 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): R7-2
15. How many licensed establishments are within 1 block? 18
16. How many On-Premise (OP) liquor licenses are within 500 feet? 3
17. Is premise within 200 feet of any school or place of worship? ☐ Yes ☒ No

PROPOSED METHOD OF OPERATION

18. Describe your method of operation: FULL-SERVICE PIZZA RESTAURANT
19. Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☒ No
20. If yes, please describe what type: N/A
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): 10AM - 9PM, 7 DAYS
22. Total number of table: 18 23. Total number of seats: 36
24. How many stand-up bars / bar seats are located on the premise? 1 BAR WITH NO SEATS

(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): 5.5' x 15' L-SHAPED BAR WITH NO SEATS
26. Does premise have a full kitchen? ☒ Yes ☐ No
27. What are the hours kitchen will be open? 10AM - 8:30PM
28. What type of food is available for sale? PIZZA & PASTA DISHES
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? EITHER MANAGER OR PRINCIPALS
30. How many employees will there be? 6-12
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: N/A
35. What will be the music volume? ☒ Background (quiet) ☐ Entertainment level
36. Please describe your sound system: SPEAKERS PLACED THROUGHOUT FOR BACKGROUND LEVEL MUSIC
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? N/A
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? _____
STAFF WILL ENSURE NO CROWDS ARE LOITERING OUTSIDE
40. Will there be security personnel? ☐ Yes ☒ No 40a. If Yes, how many and when? N/A
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? _____
WINDOWS WILL BE CLOSED WHEN LOUD MUSIC IS PLAYED
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): MARY ANGELOU DELI & PIZZA INC, GROCERY STORE
45. Address: 902 CONKLIN ST, FARMINGDALE, NY 11735 45a. Community Board BABYLON TOWN
46. Dates of operation: 2020-PRESENT
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: _____
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.