



OCCHIOLINO 11 LLC
106 NORFOLK STREET, STOREFRONT 2
MANHATTAN COMMUNITY BOARD 3
FULL LIQUOR - TRANSFER



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

Arnette Scott, 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: 8/26/26

Is location currently licensed? ☒ Yes ☐ No Type of license: FULL LIQUOR

If alteration, describe nature of alteration: N/A

Previous or current use of the location: RESTAURANT

Corporation and trade name of current license: LASCONTENTAS II INC

APPLICANT:

Premise address: 106 NORFOLK STREET, STOREFRONT 2

Cross streets: RIVINGTON AND DELANCEY

Name of applicant and all principals: EMILY KORT AND DARIO SCOTTO D'ABUSCO

Trade name (DBA): PENDING

PREMISE:

Type of building and number of floors: MIXED USE WITH 6 FLOORS

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 74

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): _____

R7A

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) Monday to Wednesday: 8AM - 12am Thursday to Saturday: 8AM - 2am Sunday: 8AM - 11pm

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? 9 Total number of indoor seats? 18

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____
1 BAR; APPROX 13-14 FT; GROUND FLOOR; 10 SEATS

(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 _____
SEE ATTACHED

What are the hours the kitchen will be open? ALL HOURS OF OPERATION

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

How many employees will there be? 5-10

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

Will there be TVs/monitors? ☐ Yes ☒ No (If Yes, how many?) N/A

Will premise have music? ☒ Yes ☐ No

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

If other type, please describe N/A

What will be the music volume? ☒ Background (conversational) ☐ Entertainment (live music venue level) Please describe your sound system: SMALL SYSTEM; SMALL SPEAKERS

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.") ATTACHED

Will there be security personnel? ☐ Yes ☒ No (If Yes, how many and when) N/A

How do you plan to manage noise inside and outside your business so neighbors will not be affected?

Please attach plans. ATTACHED

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:

SIDEWALK CAFE; 4 TABLES - 10 SEATS

APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously? ☐ Yes ☒ No

If yes, please indicate name of establishment: N/A

Address: N/A Community Board # N/A

Dates of operation: N/A

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 N/A

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? 6

How many On-Premise (OP) liquor licenses are within 500 feet? 23

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.

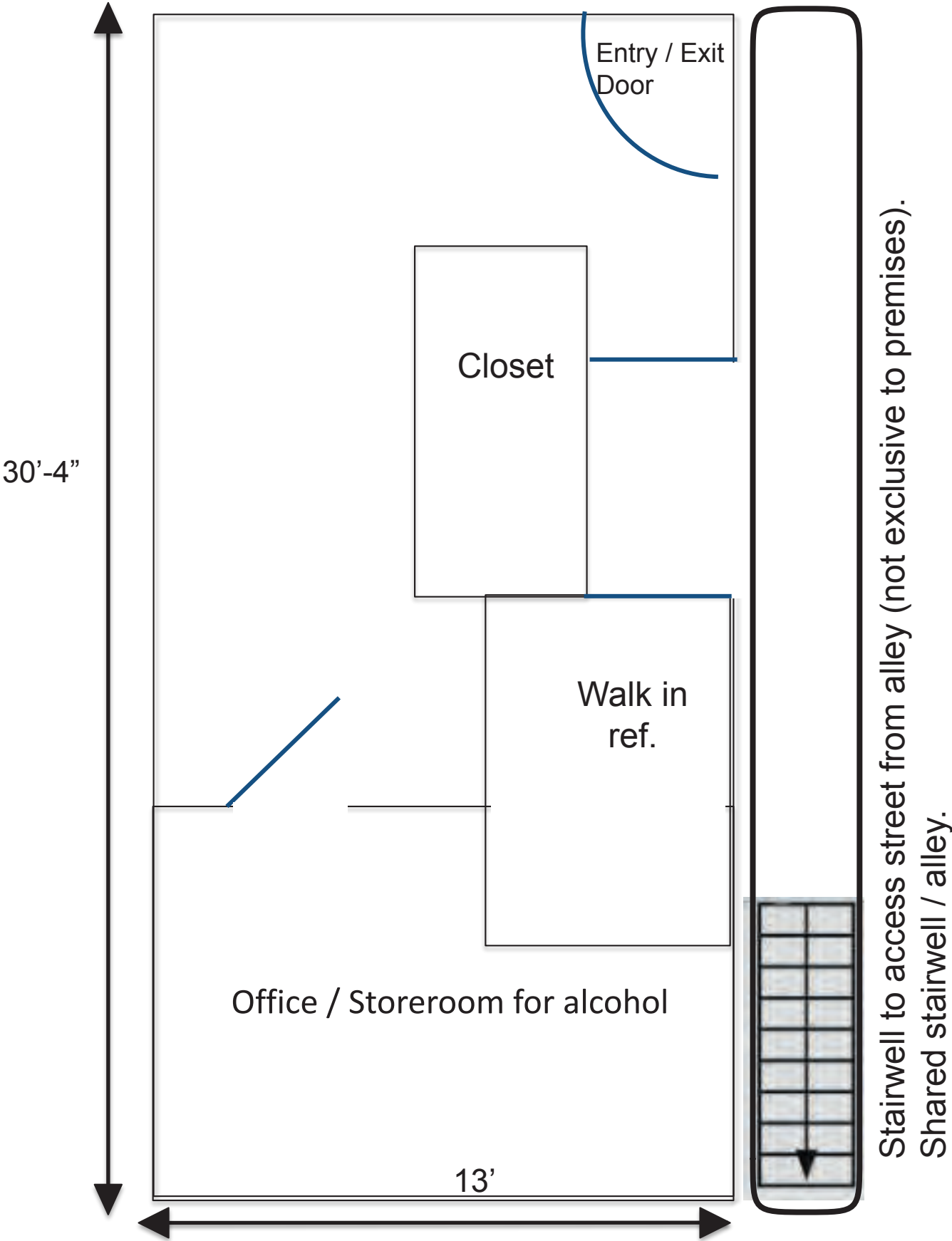
1. My license type is: ☐ beer & cider ☐ wine, beer & cider ☒ liquor, wine, beer & cider
2. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) ITALIAN restaurant, or
☐ I will operate a N/A,
☐ with a kitchen open and serving food during all hours of operation OR ☐ with less than a full-service kitchen but serving food during all hours of operation OR ☐ Other N/A
3. My hours of operation will be:
Mon 8AM - 12AM; Tue 8AM - 12AM; Wed 8AM - 12AM;
Thu 8AM - 2AM; Fri 8AM - 2AM; Sat 8AM - 2AM;
Sun 8AM - 11PM. (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: N/A
6. ☐ I will install soundproofing, N/A

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 20 private parties per YEAR
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 7PM.
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: Dario Scotto d'Abusco

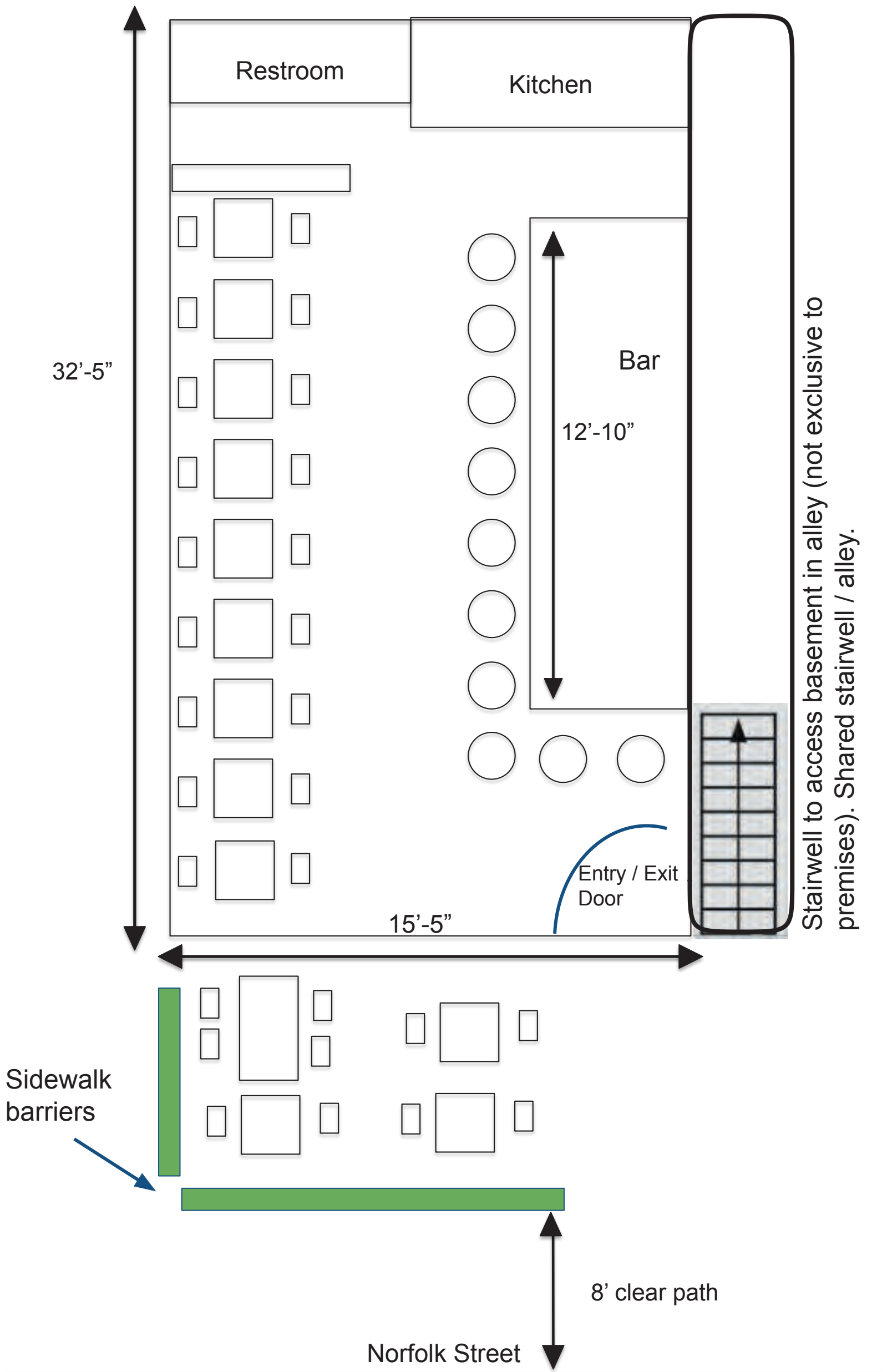
Phone Number: 917-581-2812

BASEMENT



Norfolk Street

GROUND FLOOR



OCCHIOLINO

WORKING FOOD MENU

Italian cafe & bistro inspired by Ischia

ANTIPASTI

- **Parmigiana di Melanzane — 16**
Baked eggplant, tomato sauce, fiordilatte mozzarella, Parmigiano Reggiano & basil
- **Tagliere di Salumi — 22**
Selection of Italian cured meats, olives & house accompaniments
- **Tagliere di Formaggi — 22**
Selection of Italian cheeses, seasonal preserves, honey & olives
- **Salumi e Formaggi — 28**
Selection of Italian cured meats & cheeses, olives, preserves & bread
- **Burrata — 17**
Imported burrata, tomatoes, basil, extra virgin olive oil & sea salt

INSALATE

- **Caprese — 17**
Fresh mozzarella, tomatoes, basil & extra virgin olive oil
- **Insalata dell'Estate — 19**
Italian tuna, fresh mozzarella, tomatoes, red onion, olives & extra virgin olive oil
- **Insalata di Carciofi — 17**
Mixed greens, artichoke hearts, shaved Parmigiano Reggiano & fresh lemon vinaigrette
- **Insalata Ischitana — 17**
Arugula, tomatoes, shaved fennel, olives, citrus & extra virgin olive oil

LA ZINGARA

The iconic toasted sandwich of Ischia

- **La Classica — 16**
Prosciutto crudo, fiordilatte mozzarella, tomato, lettuce & mayonnaise
- **Forio — 17**
Mortadella, stracciatella, pistacchio & arugula
- **Maronti — 17**
Spicy salame, provolone, tomato, arugula & Calabrian chili spread
- **Sant Angelo — 17**
Italian tuna, mozzarella, tomato, red onion, lettuce & lemon aioli
- **Il Porto — 18**
Prosciutto di Parma, burrata, tomato & arugula
- **Il Ponte — 16**
Grilled eggplant, artichokes, mozzarella, tomato & arugula

PASTA

- **Fusilli al Pomodoro — 18**
Tomato, basil, extra virgin olive oil & Parmigiano Reggiano
- **Rigatoni al Pesto — 20**
Pesto, pine nuts, Parmigiano Reggiano & Calabrian chili
- **Bucatini all'Amatriciana — 22**
Tomato, guanciale, Pecorino Romano & chili
- **Tagliatelle al Ragu — 23**
Slow-cooked beef and pork ragu & Parmigiano Reggiano
- **Pasta alla Genovese — 23**
Slow-cooked onions and beef, Parmigiano Reggiano
- **Pasta del Giorno — MP**
Seasonal pasta inspired by Ischia and Southern Italy

DOLCI

- **Tiramisu — 10**
Classic espresso-soaked ladyfingers, mascarpone & cocoa
- **Torta Caprese — 10**
Flourless chocolate & almond cake
- **Sorbetto Limone — 8**
Lemon sorbet
- **Affogato — 8**
Vanilla gelato & espresso

Occhiolino Plans & Procedures Overview for Staffing and Hiring, Noise and Control, and Security

STAFFING AND HIRING PLAN

The restaurant will be a small Italian café and bistro in Manhattan, owned and directly managed by its Italian owner.

This document may be updated or modified over time, based on management observations and experiences, as well as input from local Police and Fire Departments and the local Community Board (CB 3).

Staffing

Due to the size and nature of the operation, the restaurant anticipates employing a maximum of **six employees**, in addition to the owner:

- **2 Front-of-House Employees:** Responsible for guest reception, table service, and customer assistance
- **3 Kitchen Employees:** Responsible for food preparation, cooking, and kitchen operations
- **1 Barista / Bartender:** Responsible for beverage and cocktail service and maintaining the bar area

The owner will be directly involved in the day-to-day management and supervision of the restaurant and its employees.

Hiring and Recruitment

Employees will be recruited through the following channels: owner / management's professional contacts, referrals, local community networks, online job postings, and hospitality employment platforms.

The restaurant will seek qualified candidates with relevant hospitality experience, reliability, professionalism, and a strong commitment to customer service. Preference may be given to candidates who live in the Lower East Side or nearby communities, when appropriate.

The owner will conduct the interviews and make the final hiring decisions. Candidates will be evaluated primarily on their experience, skills, availability, ability to work as part of a team, and suitability for the position.

Knowledge of Italian cuisine, culture, and language will be considered assets, particularly for positions involving direct interaction with guests or the preparation of Italian food, but will not necessarily be a requirement for employment.

Scheduling and Training

Employees will work scheduled shifts designed to provide appropriate coverage for breakfast, lunch, dinner, and evening service.

Schedules will be prepared by the owner based on operational needs and in compliance with applicable federal, New York State, and New York City requirements concerning wages, working hours, breaks, and overtime.

New employees will receive appropriate orientation and on-the-job training covering their responsibilities, restaurant procedures, customer service standards, food safety, workplace safety, and applicable policies.

The owner will directly supervise the training and integration of new employees and will remain actively involved in the daily operation of the restaurant.

Staffing Objective

The objective is to maintain a **small, efficient, and professionally trained team** appropriate to the size of the restaurant while providing attentive service and a high-quality Italian dining experience.

The restaurant will conduct its hiring and employment practices in accordance with all applicable federal, New York State, and New York City laws and regulations.

GOOD NEIGHBOR, NOISE, CLEANLINESS, TRAFFIC AND SECURITY PLAN

The applicant recognizes the importance of being a responsible neighbor and is committed to operating the restaurant in a manner that respects the surrounding residential community, maintains a clean and safe sidewalk, minimizes noise and pedestrian disruption, and complies with all applicable laws, rules, and regulations.

The following procedures will be implemented as part of the restaurant's day-to-day operations.

1. Plan to Manage Cleanliness and Sanitation

- The sidewalk directly in front of the premises will be maintained in a clean, safe, and orderly condition throughout the restaurant's operating hours.
- Staff will regularly inspect the sidewalk and immediate area surrounding the premises and will promptly remove any litter, food waste, liquid, packaging, or debris attributable to the restaurant.
- The sidewalk will be swept regularly during the operating day and again as part of the closing procedure.
- Garbage and recycling will be stored in appropriate containers with secure, tight-fitting lids, and the restaurant will use properly secured garbage bags designed to minimize leakage and prevent liquids or food waste from reaching the sidewalk.
- No garbage or recycling will be placed outside earlier than necessary for scheduled collection.
- If a scheduled collection does not occur in a timely manner, staff will take reasonable steps to prevent garbage from remaining outside, including bringing bags and refuse back inside the premises until collection can occur.
- Delivery boxes, cartons, and packaging materials will not be permitted to accumulate on the sidewalk.
- Deliveries will be handled efficiently, with delivery personnel instructed to bring materials directly into the premises whenever practicable.
- Any outdoor sidewalk seating area will be maintained in a clean and orderly condition within the permitted boundary of the seating area.

2. Plan to Manage Noise

- No music will be played outdoors.
- There will be no live music, DJ performances, or outdoor entertainment.

- Any music played inside the restaurant will be limited to background music at a reasonable volume appropriate for a small neighborhood restaurant.
- The restaurant will not use its doors or windows to intentionally project music or other sound outside the premises.
- The owner and/or manager will be responsible for monitoring the volume of music and the general noise level inside the restaurant at all times to ensure there is no excessive noise coming from the premises.
- Only the owner and/or manager, or specifically authorized management personnel, will have access to operate or adjust the sound system.
- Employees will be instructed not to congregate or engage in loud conversations on the sidewalk before, during, or after their shifts.
- Direct contact information for management (Dario Scotto d'Abusco, dario@occhiolinonyc.com, 917-581-2812) will be made available to neighboring residents so that concerns can be communicated directly to the restaurant.

3. Plan to Manage Customer Traffic and Sidewalk Activity

- No customer lines will be formed outside.
- Reservations will be accepted where applicable and there will be a small waiting area inside the premises.
- The restaurant is a short walk from multiple subway and bus routes, and it is anticipated that most customers will arrive by foot, public transportation, or taxi.
- Management will make reasonable efforts to ensure that customers waiting for transportation or rideshare vehicles do not block neighboring entrances, sidewalks, or pedestrian crossings.
- Outdoor seating will remain strictly within the approved boundaries of the permitted seating area.
- Customers will not be encouraged to stand or gather outside the premises.
- Restaurant deliveries will be handled promptly and efficiently and will not be permitted to create unnecessary sidewalk obstruction.

4. Alcohol Service and Responsible Service Procedures

- Staff will request valid identification from customers ordering alcoholic beverages to ensure guests are 21 years of age or older.
- Staff will be trained and instructed to comply with applicable laws and regulations governing the service of alcoholic beverages.
- Management will monitor alcohol service as a part of the overall dining experience with food and will address any customer behavior that becomes disruptive or inappropriate.

5. Security Plan and Procedures

- This is a restaurant concept, and there will be no dedicated security personnel.
- The owner and/or manager will be responsible for maintaining an orderly and safe environment during operating hours.
- Security cameras will be maintained inside and outside the premises, subject to applicable laws and regulations.
- Cameras will cover appropriate areas such as entrances, exits, and other relevant areas of the premises.
- Staff will be instructed to immediately notify management of any security concern, disturbance, or potentially unsafe situation.
- Required entrances, exits, and pedestrian pathways will remain unobstructed.
- Outdoor furniture and restaurant equipment will not be placed in a manner that creates a safety hazard or obstructs required access.
- Management will maintain appropriate emergency contact information and will contact emergency services when circumstances require.
- Staff will be instructed to cooperate with law enforcement, emergency personnel, and other appropriate authorities when necessary.

6. Deliveries and Commercial Activity

- Deliveries will be scheduled, when practicable, during reasonable daytime or early evening hours.
- Delivery personnel will be instructed to minimize the time spent unloading materials outside the premises.
- Boxes and supplies will be moved into the restaurant promptly. Any debris created during the delivery process will be promptly removed.
- Delivery vehicles will not be permitted to remain unnecessarily in front of the premises.
- Staff will ensure that delivery-related materials do not accumulate on the sidewalk.

7. Closing Procedures

The restaurant will implement a closing checklist designed to leave the premises and surrounding sidewalk in a clean and orderly condition.

Before closing, staff will:

- Clean and inspect the sidewalk immediately in front of the premises.

- Remove any restaurant-related litter or debris.
- Secure garbage and recycling appropriately.
- Clean and organize the outdoor seating area.
- Secure outdoor furniture and equipment as required.
- Turn off or reduce interior music.
- Ensure that employees do not congregate or engage in unnecessary loud conversations outside the premises.
- Confirm that doors, entrances, and pedestrian pathways are clear.
- Report any maintenance, sanitation, security, or neighborhood issue to management.

8. Management Responsibility and Good Neighbor Policy

The owner and management team understand that the success of the restaurant depends not only on providing good service to customers but also on maintaining a positive relationship with the surrounding community.

Management will take reasonable and proactive measures to adhere to all of the above provisions in order to maintain a clean and safe that enhances the community and provides residents with a local Italian dining offering.

The applicant respectfully submits that the restaurant's limited size, with a maximum of 28 indoor seats and 10 outdoor seats, combined with its neighborhood-oriented concept and proximity to public transportation, will allow the premises to operate responsibly within the surrounding residential community.

The owner and management team are committed to being good neighbors and on an ongoing basis will identify and address any operational issue that may affect surrounding residents or businesses.

Q 106 NORFOLK ST, MANHATTAN, NY, 10002, USA

Lot Information

Borough: Manhattan
Block: 353
Lot: 51
BRU: 1003530051
ZIP: 10002
Owner: 106 NORFOLK OWNER LLC
Lot Area: 3,772.41
Lot Footage: 32,158
Lot Depth: 101.17
Number of Buildings: 1
Number of Floors: 6
Gross Floor Area: 19,423 sq ft (estimated)
Residential Units: 28
Total Units: 30
Land Use: Mixed Residential & Commercial Buildings
Zoning: R7A
Commercial Overlay: None
Zoning Map #: 12C
[Learn More About Zoning](#)

Department of City Planning
[Zoning & Land Use Info \(25.6\)](#)

Department of Finance
[Automated City Register Information System \(ACRIS\)](#)

Building Information

Building Identification Number (BIN): 1004300
Construction Year: 1910
Roof Height: 74.84
[Street View](#)

Department of Buildings

[Property Profile](#)
[DATA/CB Violations](#)
[Elevator Records](#)

City Services

Fire Battalion: 4
Fire Company: L18
Health Area: 7400
Health Center District: 14
Police Precinct: 7
Sanitation District: 03
Sanitation Subdistrict: 2A
School District: 01





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NYC Department of Buildings
Property Profile Overview

106 NORFOLK STREET

NORFOLK STREET 106 - 106

MANHATTAN 10002

Health Area : 7400

Census Tract : 14.02

Community Board : 103

Buildings on Lot : 1

BIN# 1004300

Tax Block : 353

Tax Lot : 51

Condo : NO

Vacant : NO

[View DCP Addresses...](#)

[Browse Block](#)

[View Zoning Documents](#)

[View Challenge Results](#)

[Pre - BIS PA](#)

[View Certificates of Occupancy](#)

Cross Street(s): DELANCEY STREET, RIVINGTON STREET

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Local Law: NO

SRO Restricted: NO

UB Restricted: NO

Environmental Restrictions: N/A

Legal Adult Use: NO

Special Status: N/A

Loft Law: NO

TA Restricted: NO

Grandfathered Sign: NO

City Owned: NO

Additional BINs for Building: NONE

HPD Multiple Dwelling: Yes

Number of Dwelling Units: 28

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: C7-WALK-UP APARTMENT

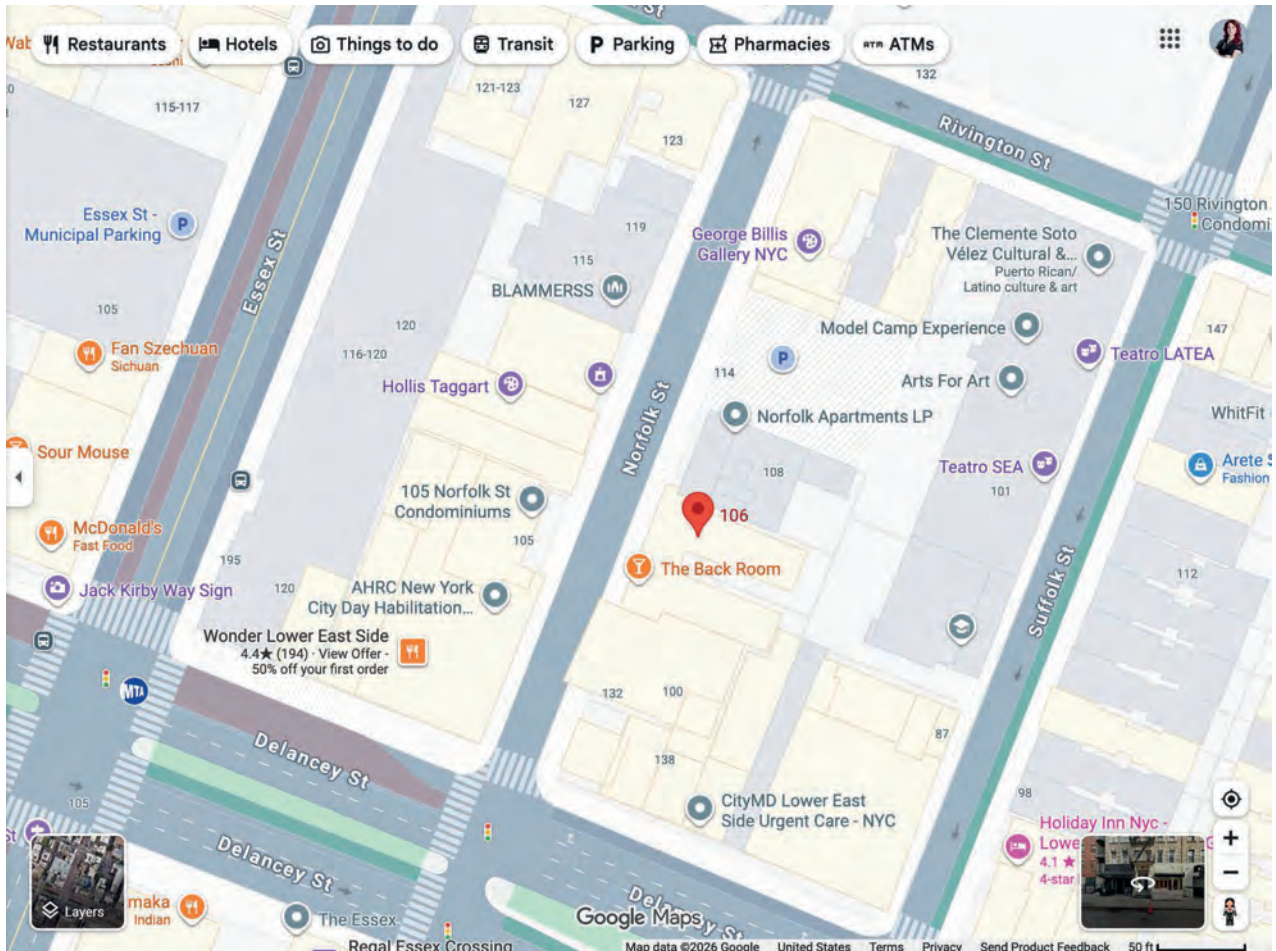
Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	35	0	Electrical Applications
Violations-DOB	5	1	Permits In-Process / Issued
Violations-OATH/ECB	13	0	Illuminated Signs Annual Permits
Jobs/Filings	25		Plumbing Inspections
ARA / LAA Jobs	4		Open Plumbing Jobs / Work Types
Total Jobs	29		Facades
Actions	28		Marquee Annual Permits
OR Enter Action Type:			Boiler Records
OR Select from List:			DEP Boiler Information
AND Show Actions			Crane Information
			After Hours Variance Permits

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

HELBRAUN | LEVEY

NEIGHBORHOOD MAP

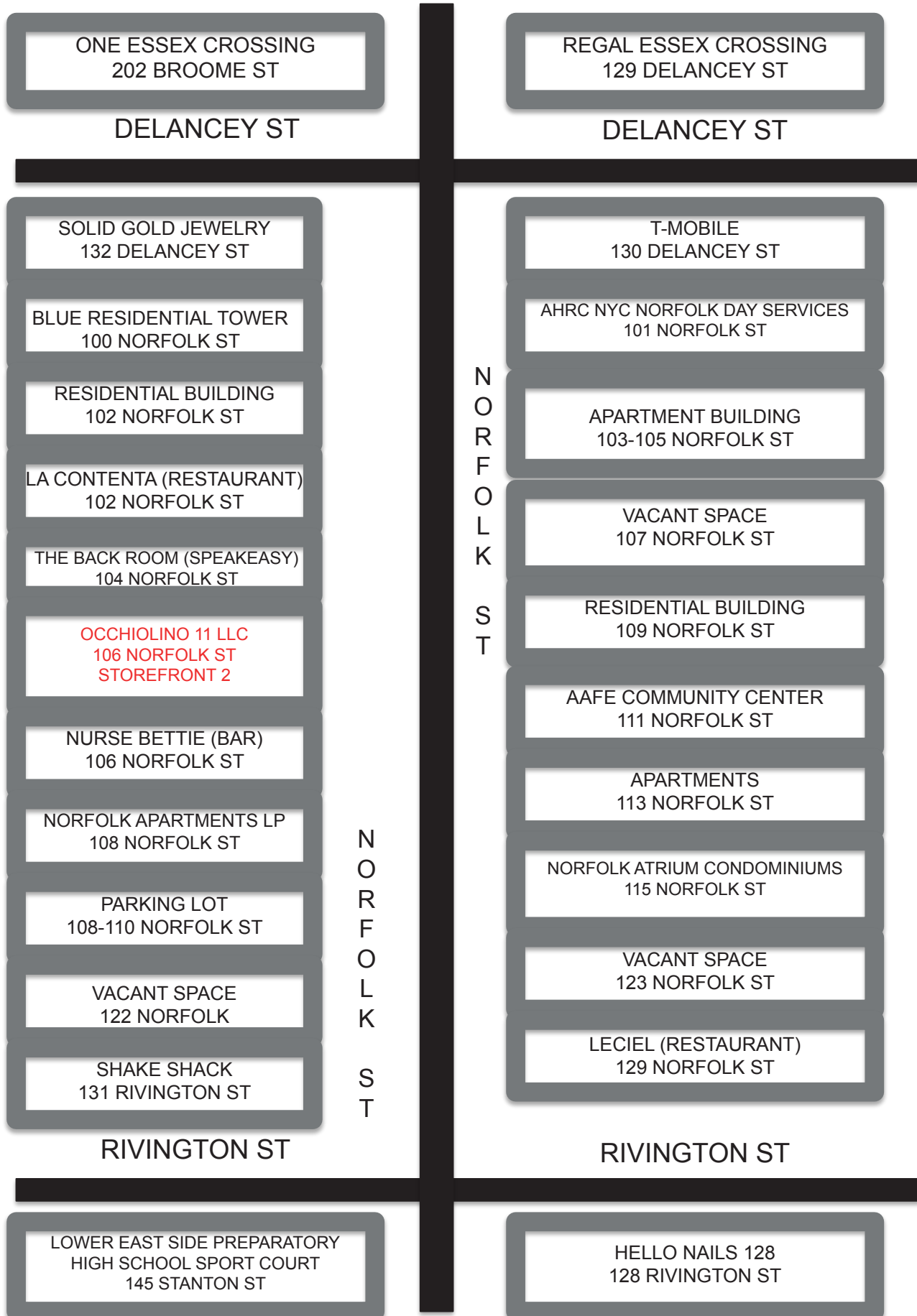


40 FULTON STREET 28TH FLOOR NEW YORK, NY 10038 T 212 219 1193 F 1 631 850 7890

Name: Occhiolino 11 LLC

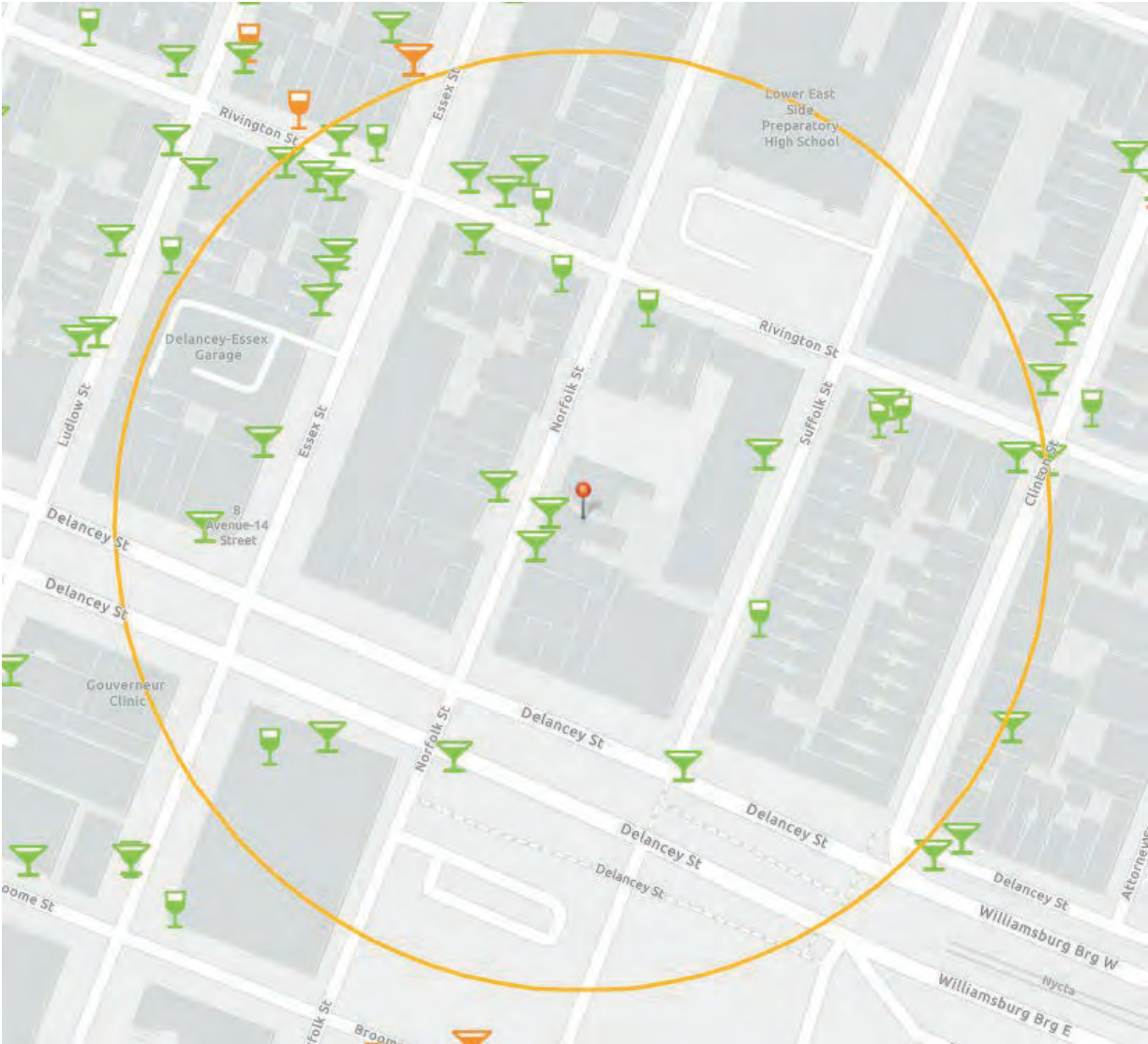
DBA: Occhiolino

Address: 106 Norfolk, Storefront 2, New York, NY 10002 (proposed residence in red below)



HELBRAUN | LEVEY

500 FOOT MAP



GREEN MARTINI=OP LICENSE

ORANGE MARTINI=PENDING OP LICENSE

GREEN WINE=RW/TW LICENSE

ORANGE WINE=PENDING RW/TW LICENSE

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:	
Location	106 Norfolk St, New York, New York, 10002
Geocode	Latitude: 40.71886 longitude: -73.98688
Report Generated On	8/12/2026

8 Closest Liquor Stores		
Name	Address	Distance
EAST VILLAGE WINE & LIQUOR'S, INC. License ID: 0100-23-126409 Legacy Serial No.: 1281322	80-82 CLINTON ST NEW YORK, New York 10002	480 ft
SALGIRAH CORP License ID: 0100-23-124378 Legacy Serial No.: 1276123	141 ESSEX ST NEW YORK, New York 10002	528 ft
VIJAYA GROUP INC License ID: 0100-23-126911 Legacy Serial No.: 1326346	100 STANTON ST NEW YORK, New York 10002	957 ft
VINFAMILY INC License ID: 0100-21-113792 Legacy Serial No.: 1305222	393 GRAND ST NEW YORK, New York 10002	1,036 ft
YI DING FA CORP License ID: 0100-22-115857 Legacy Serial No.: 1339668	101 ALLEN ST NEW YORK, New York 10002	1,087 ft
EAST HOUSTON STREET WINE & LIQUOR INC License ID: 0100-24-100179 Legacy Serial No.: 6008088	253 E HOUSTON ST NEW YORK, New York 10002	1,135 ft
LES WINE AND SPIRITS INC License ID: 0100-24-116244 Legacy Serial No.: 6024541	53 LUDLOW ST NEW YORK, New York 10002	1,236 ft
ESSEX WINE & SPIRITS INC License ID: 0100-23-126103 Legacy Serial No.: 1358884	35 ESSEX ST NEW YORK, New York 10002	1,271 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet	
Name	Distance
Tremont Terrace Moravian Church	145 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
133 ESSEX ASSOCIATES LLC Application ID: NA-0340-24-142520	133 Essex St New York, New York 10002	522 ft
Canyon NY Foundation and Hudson Yards Catering LLC as mgr Application ID: NA-0417-26-112293	200 Broome St New York, New York 10002	572 ft
CHIPS CORNER LLC Application ID: NA-0370-26-120201	205 Broome St New York, New York 10002	611 ft
Stylus NYC Inc Application ID: NA-0349-24-131655	48 Clinton St New York, New York 10002	701 ft
PORTOMOR, LLC Application ID: NA-0340-26-114398	40 Clinton St New York, New York 10002	739 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
NORFOLK HOSPITALITY INC License ID: 0370-23-139176 Legacy Serial No.: 1333691	106 NORFOLK ST NORTH STORE NEW YORK, New York 10002	36 ft
LASCONTENTAS II INC License ID: 0340-25-117286 Legacy Serial No.: 6066972	106 Norfolk St Storefront 2 New York, New York 10002	36 ft
LASCONTENTAS I INC License ID: 0340-25-117028 Legacy Serial No.: 6066711	102 Norfolk St Storefront A New York, New York 10002	56 ft
DOUBLE SUMMON LLC License ID: 0340-25-132557 Legacy Serial No.: 6082915	107 NORFOLK ST NEW YORK, New York 10002	97 ft
SOCIETY OF THE EDUCATIONAL ARTS INC License ID: 0340-23-137879 Legacy Serial No.: 1326289	107 SUFFOLK ST NEW YORK, New York 10002	207 ft
SC DELANCEY LLC & 150 DELANCEY RESTAURANT INC License ID: 0343-23-103169 Legacy Serial No.: 1268637	148-150 DELANCEY ST NEW YORK, New York 10002	282 ft
PROLETARIAT V, INC License ID: 0370-23-134488 Legacy Serial No.: 1157183	98 102 NORFOLK AKA 138 DELANCY RIVINGTON ST & DELANCY STREET NEW YORK, New York 10002	287 ft
RIVINGTON CAFE CORP License ID: 0370-24-134450 Legacy Serial No.: 6043247	123 RIVINGTON STREET NEW YORK, New York 10002	321 ft
LULLABY DOWNTOWN, LLC License ID: 0370-24-101859 Legacy Serial No.: 6009806	151 RIVINGTON ST LOWER LEVEL NEW YORK, New York 10002	347 ft
Fan Szechuan Cuisine Inc License ID: 0340-25-113842	103 Essex St New York, New York 10002	351 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Legacy Serial No.: 6063490		
REGAL CINEMAS, INC License ID: 0340-23-130209 Legacy Serial No.: 1313783	115 DELANCEY ST NEW YORK, New York 10002	357 ft
122-124 RIVINGTON CORP License ID: 0340-23-132657 Legacy Serial No.: 1131317	122-124 RIVINGTON ST. ESSEX ST & LUDLOW STREET NEW YORK, New York 10002	360 ft
ESSEX CHICKEN LLC License ID: 0340-25-101914 Legacy Serial No.: 6051347	115 Essex St New York, New York 10002	366 ft
120 ESSEX MARKET LLC License ID: 0340-22-114635 Legacy Serial No.: 1316835	124 RIVINGTON ST NEW YORK, New York 10002	377 ft
COOL CULINARY LLC License ID: 0346-24-101184 Legacy Serial No.: 6009106	119 ESSEX ST NEW YORK, New York 10002	377 ft
PENNSYLVANIA JAYCOX INC License ID: 0370-23-128544 Legacy Serial No.: 1112506	118 RIVINGTON STREET ESSEX AND NORFOLK STS/ NEW YORK, New York 10002	385 ft
121 Three Group Hospitality LLC License ID: 0370-24-133811 Legacy Serial No.: 6042603	121 Essex St New York, New York 10002	386 ft
SWEATSHOP LES LLC License ID: 0370-24-102404 Legacy Serial No.: 6010373	110 DELANCEY ST BASEMENT NEW YORK, New York 10002	404 ft
EL CASTILLO DE JAGUA REST CORP License ID: 0340-24-112257 Legacy Serial No.: 6020454	113 Rivington St New York, New York 10002	445 ft
Kooking NYC LLC License ID: 0340-25-109044 Legacy Serial No.: 6058605	111 Rivington St New York, New York 10002	464 ft
CASA COLVEN INC. License ID: 0340-25-131506 Legacy Serial No.: 6081839	79 Clinton St New York, New York 10002	469 ft
CAMILLE PRODUCTIONS LLC License ID: 0370-23-127506 Legacy Serial No.: 1120448	110 RIVINGTON STREET ESSEX & LUDLOW STREETS NEW YORK, New York 10002	481 ft
The Downtown LLC & Rivington Refinery Management LLC & TableOne LES LLC & Lorimer Chalet LLC License ID: 0343-22-127458 Legacy Serial No.: 1144147	107 RIVINGTON ST LUDLOW & ESSEX NEW YORK, New York 10002	496 ft
GREY CRESCENT LLC License ID: 0340-21-117951 Legacy Serial No.: 1271941	76 CLINTON ST NEW YORK, New York 10002	501 ft
3 TIMES 90 INC License ID: 0340-25-124438 Legacy Serial No.: 6074676	90 96 Clinton St New York, New York 10002	508 ft
ADR RESTAURANT INC License ID: 0340-22-105449 Legacy Serial No.: 1109457	168 DELANCEY STREET NEW YORK, New York 10002	517 ft
KLAI KUNGWAN LLC License ID: 0340-22-114448	71 CLINTON ST NEW YORK, New York 10002	519 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Legacy Serial No.: 1320056		
KINGS CO IMPERIAL LLC License ID: 0340-22-109453 Legacy Serial No.: 1306825	168 1/2 DELANCEY ST NEW YORK, New York 10002	528 ft
JED PARTNERS LLC License ID: 0340-23-137300 Legacy Serial No.: 1311871	126 LUDLOW ST NEW YORK, New York 10002	551 ft
67 Prince Inc License ID: 0340-25-128438 Legacy Serial No.: 6078735	67 Clinton St New York, New York 10002	556 ft
BG BAR INC License ID: 0370-23-127248 Legacy Serial No.: 1136412	113 LUDLOW ST LUDLOW & ORCHARD STREETS NEW YORK, New York 10002	556 ft
FOUNDATION LOUNGE CORP License ID: 0370-23-135024 Legacy Serial No.: 1280506	137 ESSEX ST NEW YORK, New York 10002	564 ft
94 Avenue A Bar LLC License ID: 0340-26-147858 Legacy Serial No.: 6098546	109 Ludlow St New York, New York 10002	571 ft
GET BACK LLC License ID: 0340-21-120657 Legacy Serial No.: 1335821	63 CLINTON ST NEW YORK, New York 10002	572 ft
GUAPO BODEGA LLC License ID: 0340-22-113623 Legacy Serial No.: 1246348	146 ESSEX STREET NEW YORK, New York 10002	572 ft
JURAKU INC License ID: 0340-23-129079 Legacy Serial No.: 1347601	121 LUDLOW ST NEW YORK, New York 10002	581 ft
JMDR 127 LUDLOW LLC License ID: 0340-23-137942 Legacy Serial No.: 1278006	127 LUDLOW ST NEW YORK, New York 10002	598 ft
International Center of Photography License ID: 0346-24-124153 Legacy Serial No.: 6032653	79 Essex St 3rd Floor New York, New York 10002	603 ft
KELTIC LOUNGE INC License ID: 0370-23-160789 Legacy Serial No.: 6003151	132 LUDLOW ST NEW YORK, New York 10002	612 ft
GOOD PAL CHANTELLE CORP License ID: 0340-22-111037 Legacy Serial No.: 1329790	92 LUDLOW ST NEW YORK, New York 10002	632 ft
Cactus Wren LLC License ID: 0340-25-105715 Legacy Serial No.: 6055211	98 Rivington St New York, New York 10002	654 ft
93 LUDLOW ST. INC. License ID: 0340-23-134940 Legacy Serial No.: 1254332	95 DELANCEY ST NEW YORK, New York 10002	655 ft
JOEY ROSES LLC License ID: 0340-21-121582 Legacy Serial No.: 1335988	174 RIVINGTON ST NEW YORK, New York 10002	665 ft
SOHO-LUDLOW INC License ID: 0349-22-117022 Legacy Serial No.: 1272412	139 LUDLOW ST NEW YORK, New York 10002	669 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
VITAL LOWER EAST SIDE LLC & Living Well LLC License ID: 0370-24-132516 Legacy Serial No.: 6041268	180 BROOME ST NEW YORK, New York 10002	691 ft
GUTTER BAR LES LLC THE License ID: 0370-24-120381 Legacy Serial No.: 6028759	242 BROOME ST BASEMENT LEVEL NEW YORK, New York 10002	694 ft
Jazz Genius Corporation License ID: 0340-25-126312 Legacy Serial No.: 6076582	151 Essex St New York, New York 10002	699 ft
CROSSETT GROUP LLC THE License ID: 0370-23-138028 Legacy Serial No.: 1336082	43 CLINTON ST NEW YORK, New York 10002	704 ft
AZASU INC License ID: 0340-22-106707 Legacy Serial No.: 1275880	49 CLINTON ST NEW YORK, New York 10002	709 ft
E3 Hospitality LLC License ID: 0340-26-136295 Legacy Serial No.: 6086737	40 Clinton St New York, New York 10002	739 ft
Arpeggio1 Hospitality LLC License ID: 0370-25-107108 Legacy Serial No.: 6056625	120 Orchard St New York, New York 10002	744 ft



Heather Kirk <heather@helbraunlevey.com>

Introduction: Occhiolino at 106 Norfolk, Storefront 2

1 message

Dario Scotto d'Abusco <dario@occhiolinonyc.com>
To: dario@occhiolinonyc.com

Mon, Aug 31, 2026 at 5:21 AM

Hello,

By way of introduction, we are Emily Kort & Dario Scotto d'Abusco, the owners of a new Italian café and restaurant we plan to open at [106 Norfolk Street](#), Storefront 2. We're reaching out to introduce ourselves and our concept as part of our application for a liquor license with the NY SLA.

Occhiolino will be a small, owner-operated, casual Italian bistro-style restaurant and café inspired by Ischia, an island off the coast of Naples, Italy. Ischia is where Dario was born and raised, and it's also where we met -- at a restaurant! Our menu will focus on approachable Italian food, including antipasti, salads, pastas, pastries, and our feature item, the zingara: a toasted sandwich that is a specialty of Ischia. We plan to open with the following hours: Monday to Wednesday: 8am - 12am, Thursday - Saturday: 8am - 2am, Sunday: 8am - 11pm. We'll play only background/ambient music. We also plan to have a sidewalk café with ~4 tables / 10 seats, closing at 10pm every night.

Dario's roots in restaurants began over 50 years ago with his grandparents, who owned and operated typical Ischitan restaurants on the island. From the time he was a teen, Dario has worked alongside his aunts, uncles, and cousins, as they developed their own restaurant ventures. Since we met in 2023, it's been a dream of ours to combine his 20+ years of experience in Italian hospitality with our own story, and to bring the magic of Ischia to NYC, the place we've made our home together.

We're excited to bring Occhiolino to the LES, as we have strong ties to the area and a vested interest in maintaining the quality of life and offerings for residents. Emily has an apartment at [100 Suffolk Street](#) and lived there full time for 6 years from 2015 to 2021. We currently live downtown but plan to move back to the LES after we open. Our aim is to create a welcoming, neighborhood-focused restaurant that will add to the community and provide a place for neighbors to come together over great food and Italian hospitality.

We wanted to introduce ourselves in advance of our Community Board meeting (tentatively October) and make ourselves available to answer any questions you may have about Occhiolino or our liquor license application. We would be very happy to meet with your group ahead of the meeting if that would be helpful.

Thank you in advance, and we look forward to getting to know you.

Best,
Emily Kort & Dario Scotto d'Abusco
Occhiolino
[106 Norfolk Street](#), Storefront 2
New York, NY 10002

Lower East Side Dwellers Neighborhood Association

- Boundaries: Norfolk Street to Allen Street, and Houston to Delancey Street, including, but not limited to, adjacent and nearby streets within 500 feet of boundaries where noise, vehicular traffic, crowd congestion, safety issues, unsanitary conditions, health hazards and/or pollution load adversely affect residents' quality of life directly and/or via spill-over
- Interests: Preserve and protect residents' quality of life, liquor license applications and saturation, preserve the history and character of the LES, neighborhood beautification and improvement, retail diversity, and small business advocacy
- Contact: Diem Boyd
- Send an Email to the Lower East Side Dwellers Neighborhood Association: lesdwellers2012@gmail.com
- [Visit the Lower East Side Dwellers Neighborhood Association Website](#)

Friends of the Lower East Side

- Boundaries: Bowery to East River, E Houston to Water Street
- Interests: Preservation, Landmark Preservation, Designation and Protection, Historic Districts
- Contact: Linda Jones
- Send an Email to the Friends of the Lower East Side: friendsoftheles@gmail.com
- [Visit the Friends of the Lower East Side Website](#)
- [View the Friends of the Lower East Side completed application](#)

Seven Loaves DBA GOH Productions

- Boundaries: The whole district
- Interests: Small Business/Retail Diversity; Youth and Education; Small Business, Arts, Puppetry, Theater, Performance, Youth, Lens-based media, community garden programs
- Contact: Bonnie Sue Stein, Executive Director
- Send an Email to the Seven Loaves DBA GOH Productions: info@gohproductions.org
- [View the Seven Loaves Inc aka GOH Productions completed application](#)

Loisaida United Neighborhood Gardens (LUNGS)

- Boundaries: All of Community Board 3
- Interests: Small Business, Development, Streetscape, Preservation, Community Gardens, Seniors, Human Services, Youth, Other
- Contact: Charles Krezell
- Send an Email to the Loisaida United Neighborhood Gardens: ck@wingflix.com
- [**View the Loisaida United Neighborhood Gardens completed application**](#)

Lower East Side Preservation Initiative

- Boundaries: E 14th St to approx the Brooklyn Bridge, east of Broadway
- Interests: Historic Preservation
- Contact: Richard Moses, President
- Send an Email to the Lower East Side Preservation Initiative: info@lespi-nyc.org
- [**View the Lower East Side Preservation completed application**](#)

Fourth Arts Block aka FABnyc

- Boundaries: All Lower East Side
- Current Areas of Concern: Small Businesses, Preservation, Arts Cultural
- Contact: Dakota Scott
- Send an Email to the Fourth Arts Block aka FABnyc: dakota@fabnyc.org
- [**View the Fourth Arts Block aka FABnyc complete application**](#)

Clinton Street Neighbors

- Boundaries: Clinton St and adjacent/nearby blocks, from Houston St to the East River
- Interests: Small Business/Retail Diversity; Development, Land Use, and Housing; Nightlife/Liquor Licenses; Transportation; Community Emergency Response and Preparedness; Seniors; Human Services; Youth and Education; Other
- Current Areas of Concern: Public space, traffic, pollution, noise, livability
- Contact: Paolo Mastrangelo, Organizer

- Send an Email to Clinton Street
Neighbors: clintonstreetneighbors@gmail.com
- [**View the Clinton Street Neighbors' completed application**](#)

Restaurant
License ID: 0340-25-117286
County: New York
Legacy Serial #: 6066972



State Liquor Authority

Effective Date: 07/21/2025
Expiration Date: 06/30/2027

THE LICENSEE DESIGNATED BELOW IS HEREBY GRANTED PERMISSION, UNDER THE ALCOHOLIC BEVERAGE CONTROL LAW TO TRAFFIC IN ALCOHOLIC BEVERAGE PURSUANT TO THE TYPE OF LICENSE INDICATED IN THE UPPER LEFT HAND CORNER OF THIS CERTIFICATE AND ACCORDING TO THE STATUTES AND REGULATIONS PERTAINING THERETO.

THIS LICENSE SHALL NOT BE TRANSFERABLE TO ANY OTHER PERSON OR TO ANY OTHER PREMISES OR TO ANY OTHER PART OF THE BUILDING CONTAINING SUCH LICENSED PREMISES: IT SHALL NOT BE DEEMED A PROPERTY OR VESTED RIGHT AND MAY BE REVOKED AT ANY TIME PURSUANT TO LAW

METHOD OF OPERATION: Restaurant Serving Liquor, Beer, Wine, and Cider

1. CB#3 Slips: Mon to Wed 11:00AM - 12:00AM, Thurs to Sat 11:00AM - 2:00AM - Sun 11:00AM to 11:00PM
2. Recorded Background Music Only
3. No Promoters

LASCONTENTAS II INC
VALLARTA TROPICAL
106 Norfolk St
Storefront 2
New York, New York 10002-3320



L70

Lily M. Fan
Chair

Certificate No. 0340-25-117286

Licenses issued under this chapter shall contain, in addition to any further information or information prescribed by the rules of the liquor authority, the following information: (a) Name of person to whom license is issued; (b) kind of license and whether alcoholic beverages is thereby permitted; (c) description by street and number, or otherwise, of licensed premises; (d) a statement in substance that each license shall not be deemed a property or vested right, and that it may be revoked at any time pursuant to law.

(7 of 7)

LASCONTENTAS II INC | Active

Premises Details	
Premises Name	LASCONTENTAS II INC
DBA	VALLARTA TROPICAL
License ID	0340-25-117286
Legacy Serial No.	6066972
Category	On Premises Liquor
Description	Restaurant
Address	106 Norfolk St Storefront 2 New York, New York 10002 New York County

License Details	
Lic Type	1
Lic Class	340
# of Additional Bars	0
Lic Exp Date	6/30/2027
Lic Eff Date	7/21/2025
Lic Iss Date	7/21/2025
Lic Org Date	7/21/2025
Status	Active

Principal(s)	
Vazquez, Eloisa Cervantes, Maria	

Disciplinary History	
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Zoom to

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for La Contenta LES, for the premises located at 102 Norfolk Street, Storefront A, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Mexican restaurant, serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 11:00 A.M. all days and closing by 12:00 A.M. Monday-Wednesday, 2:00 A.M. Thursday-Saturday, and 11:00 P.M. on Sundays,
- 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 4) it will close any front or rear facade 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 non-musical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it may have "happy hours" until 7:00 P.M. each night
- 10) it will ensure that there are no wait lines outside [and will designate an employee for ensuring no loitering, noise or crowds outside],
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

7. Vallarta Tropical (Lascontentas II Inc), 106 Norfolk St (Storefront 2) (op)

VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached

WHEREAS, Lascontentas II, Inc. doing business as "Vallarta Tropical", is seeking to take over an existing full on-premises liquor license, currently doing business as "La Contenta Next Door", in the premises located at 106 Norfolk Street, Storefront 2, between Delancey Street and Rivington Street, New York, New York; and

WHEREAS, this is an application for an establishment with up to 74 people, 7 tables and 22 seats with a stand-up bar, with a full kitchen serving Mexican food, serving food up to one hour before closing, no televisions, playing streaming/background music only; and

WHEREAS, there are 15 full on-premises liquor licenses within 500 feet per the SLA LAMP map;

WHEREAS, this location is currently "La Contenta Next Door" has been in operation as a sister restaurant to "La Contenta LES", located next door at 102 Norfolk Street, Storefront A, for over a decade; and

WHEREAS, this applicant has never held a license, but has been the manager at this location since it opened; and

WHEREAS, 29 residents who live within two blocks of the location signed a petition in favor of the application; and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Lascontentas II, for the premises located at 106 Norfolk Street, Storefront 2, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a full-service restaurant, with Mexican food, serving at all hours of operation,
- 2) its hours of operation will be opening no later than 11:00 A.M. all days and closing by 12:00 A.M. Monday-Wednesday, 2:00 A.M. Thursday-Saturday, and 11:00 P.M. on Sundays,
- 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 4) it will close any front or rear facade 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 non-musical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music,

- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials, including boozy brunches, with food,
- 9) it may have "happy hours" until 7:00 P.M. each night]
- 10) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

8. Thy Team Inc, 108 Stanton St (aka 162 Ludlow St) (op)
withdrawn

9. Jazz Genius (Jazz Genius Corp), 151 Essex St (op)

VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached

WHEREAS, Jazz Genius Corps, doing business as Jazz Genius, is seeking a full on-premises liquor license, in the premises located at 151 Essex Street, between Rivington and Stanton Streets, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people in the cellar and 53 upstairs, 30 tables and 70 seats with one bar with 15 seats, American-style food in a full kitchen, serving food during all hours of operation with no televisions, live jazz on the cellar level and ambient background music on the ground floor; and

WHEREAS, there are 37 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this location which was previously licensed by South Central Restaurant LLC doing business as Tijuana Picnic closed and the license expired Oct 2022; and

WHEREAS, the applicants had a license at Kirakuya Sake Bar which closed in 2016; and

WHEREAS, there were no commercial 311 complaints at this location with NYPD action necessary since 2021;

WHEREAS, A resident attended the meeting with concerns because of the crowds and noise on the street and they are opposed to another license at this location, and

WHEREAS, 23 residents who live within two blocks of the location signed a petition in favor of the application; and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Jazz Genius Corps doing business as Jazz Genius, for the premises located at 151 Essex, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant with live jazz music, serving American food during all hours of operation,
- 2) its hours of operation will be opening no later than 11:30 A.M. and closing by 12:00 A.M. Sundays – Thursdays and 11:30 A.M. and closing by 2:00 A.M. Fridays and - Saturdays, performances will end by 12:30AM on Friday and Saturday,
- 3) it will not use outdoor space for commercial use,
- 4) it will employ one doorman/security personnel per evening,
- 5) it will install soundproofing as necessary for live music in the cellar to ensure sound is not audible in neighboring apartments,
- 6) it 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,
- 7) it will play live jazz music at entertainment level in the cellar level and ambient, recorded background music on the ground floor and will have events with cover fees, scheduled performances but will not have DJs or third party promoted events,
- 8) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 9) it will not host pub crawls or party buses,
- 10) it will not have unlimited drink specials, including boozy brunches, with food,

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

Occhiolino 11 LLC / dba Occhiolino

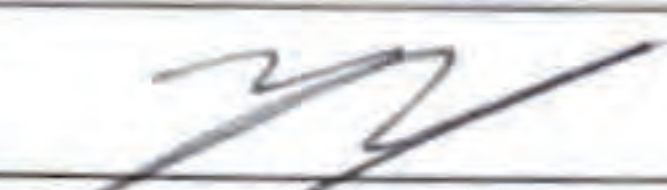
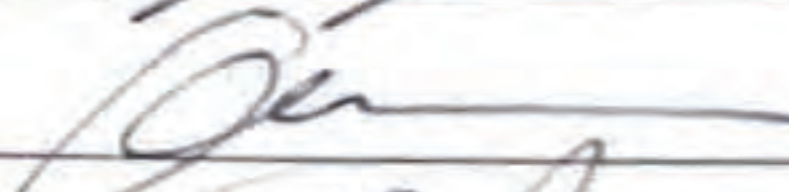
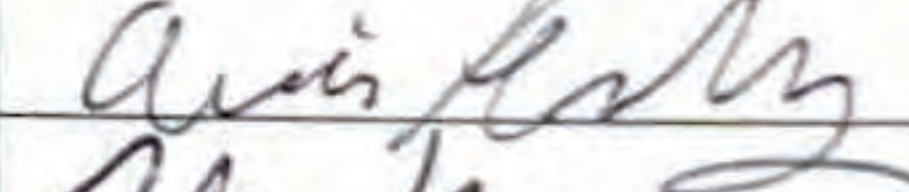
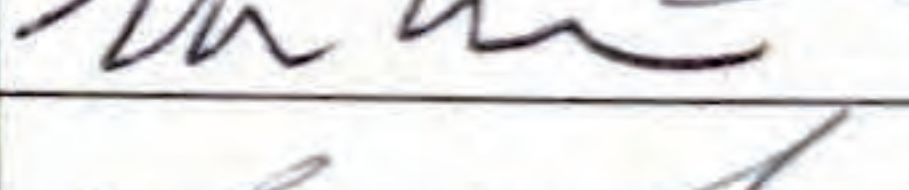
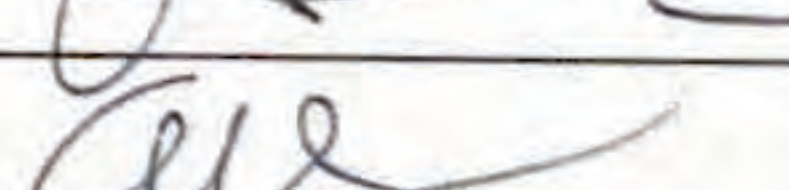
NAME

106 Norfolk Street, Storefront 2, New York, NY 10002

ADDRESS

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR ☒ This will be operating until: Mon - Wed: 8am - 12am, Thurs - Sat: 8am - 2am, Sunday: 8am - 11pm

Regarding the outside space: There will be A SIDEWALK CAFE ☒ This will be operating until: All days: 8am - 10pm

DATE	NAME	ADDRESS	SIGNATURE
9/23	Yuting Yu	106 Norfolk # Apt 3	
9/23/26	ANDREW WEISER	106 NORFOLK ST, 21 # 21	
9/23	Trinity Spears	106 Norfolk St # 11	
9/23	Ariana Ghahary	106 Norfolk St. # 4	
9/23	Nick Crouse	106 Norfolk St. # 22	
9/23	Liona Li	106 Norfolk St # 3	
9/23	Stephen Mulvenon	106 Norfolk St # 22	
9/23	Addison Goldenberg	106 Norfolk St # 18	
9/23	Jenna Swisher	106 Norfolk St # 2	
9/23	Easton Stelly	106 NORFOLK St # 24	
9/23	Ciella Diefenbaugh	106 Norfolk St # 14	
		#	
		#	
		#	
		#	

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

Occhiolino 11 LLC / dba Occhiolino

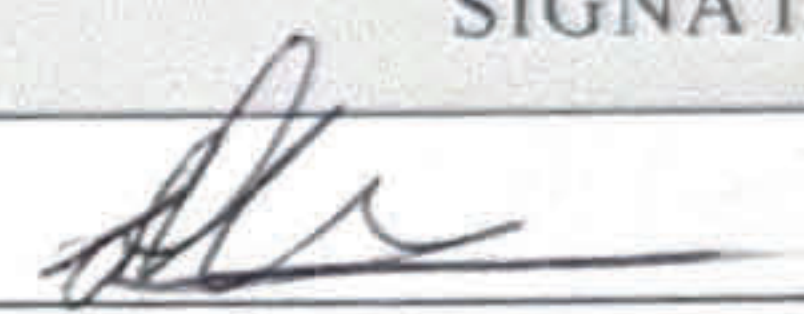
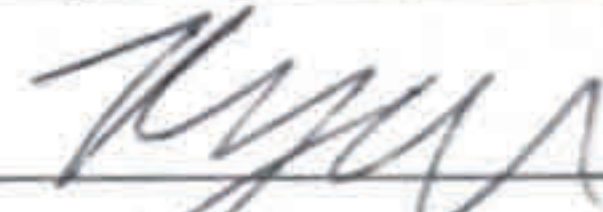
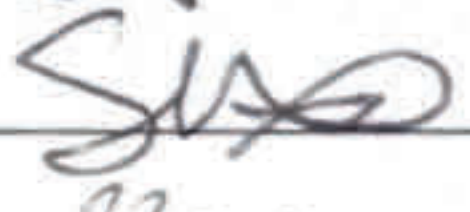
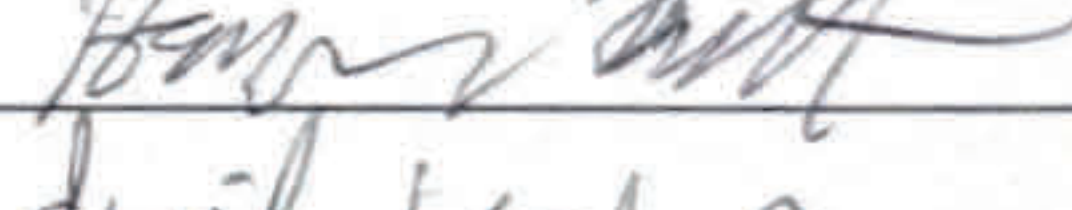
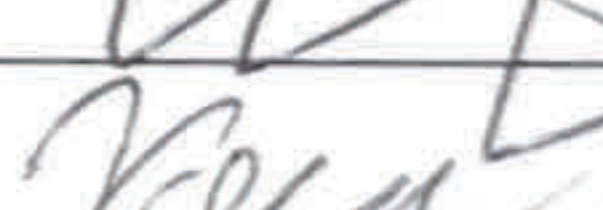
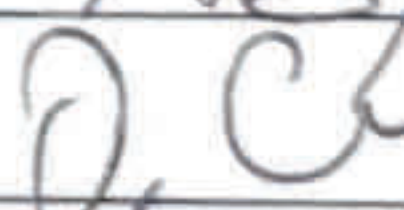
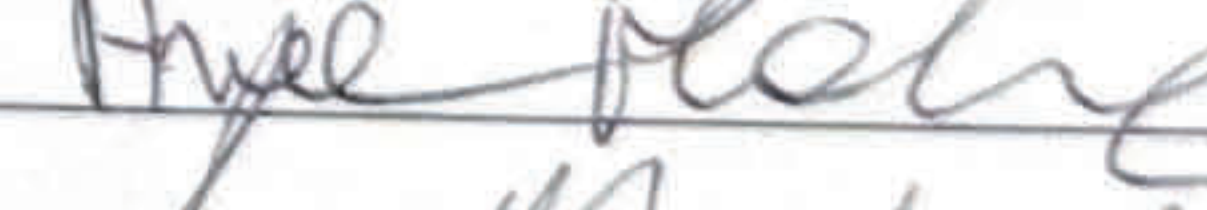
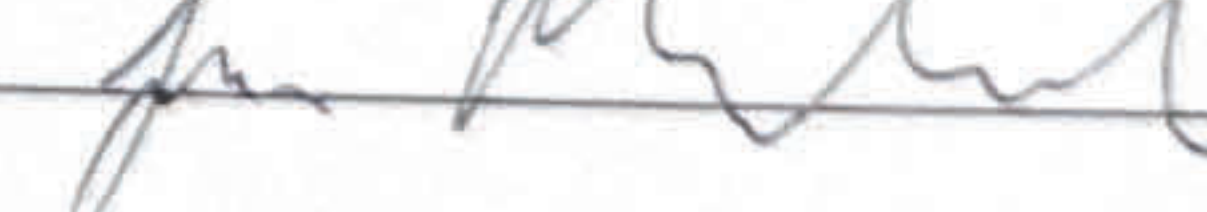
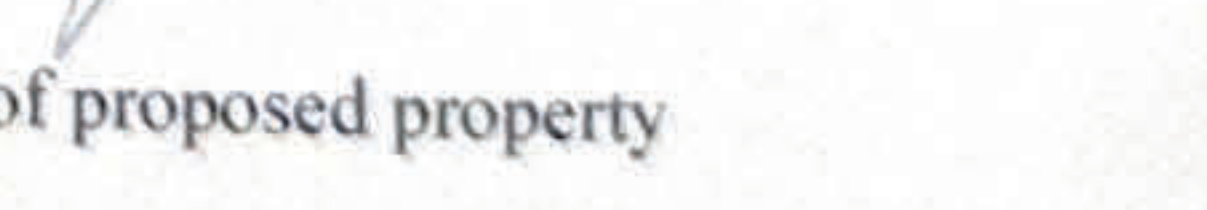
NAME

106 Norfolk St, Storefront 2, NY, NY 10002

ADDRESS

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR ☒ This will be operating until: Mon - Wed: 8am - 12am, Thurs - Sat: 8am - 2am, Sunday: 8am - 11pm

Regarding the outside space: There will be A SIDEWALK CAFE ☒ This will be operating until: All days: 8am - 10pm

DATE	NAME	ADDRESS	SIGNATURE
9/8/26	Stevens	137 Rivington #	
9/8/26	Yan Dunn	161 Attorney St., 2C #	
9/8/26	Aarya Mashauru	757 Suffolk St # 205	
9/8/26	Simrah Siddiqui	157 Suffolk St # 205	
9/8/26	Harper Knight	157 Rivington St # 13	
9/8/26	Ingrid Krishnan	195 Stanton St # 3F	
9/8/26	Eliza Fitzgibbons	68 Manton St # 4B	
9/8/26	Vanessa Bort	167 Ridge St. # 3A	
9/8/26	Allison Greenfield	174 Stanton # 3D	
9/8/26	D Corel	308 DELANCEY # 10	
9/8/26	A. Hernandez	196 Stanton # 3B	
9/8/26	Audrey Mitchell	146 Stanton St # 2	
9/8/26	Nick Hwang	113 Eldridge St # 4	
9/8/26	Anne Maldonado	360 Madison St # 6B	
9/8/26	Jose Maldonado	360 Madison St # 6B	

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

Occhiolino 11 LLC / dba Occhiolino

NAME

106 Norfolk St, Storefront 2, NY, NY 10002

ADDRESS

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR ☒ This will be operating until: Mon - Wed: 8am - 12am, Thurs - Sat: 8am - 2am, Sunday: 8am - 11pm

Regarding the outside space: There will be A SIDEWALK CAFE ☒ This will be operating until: All days: 8am - 10pm

DATE	NAME	ADDRESS	SIGNATURE
9/8/26	José Maldonado	360 Madison St # 6B	José Maldonado
9/8/26	IVAN BEKO	139 EAST BROADWAY # 6	Ivan
9/8/26	Haley Norton	222 E 3 Street # 5	Haley
9/8/26	Skylar Scarbati	143 Ludlow St. # 3A	Skylar
9/8/26	Gilbert	385 Grand St #	Gilbert
9/8/26	Joseph Telap	385 Grand St #	Joseph
9/8/26	Albio	155 ESSEX ST # 3B	Albio
9/8/26	NOAH NAUDER	499 PRESIDENT ST # 802	Noah
9/8/26	Erica Maddocks	122 NORFOLK ST #	Erica
9/8/26	Chu Wong	138 Stanton St #	Chu
9/8/26	Margaret Mason	122 NORFOLK ST # 17	Margaret
9/8/26	Sean Rowan	125 Pelham St # 907	Sean
9/8/26	JJ Singhani	115 NORFOLK ST # 401	JJ
9/8/26	Avery Wilbur	121 NORFOLK ST #	Avery
9/8/26	Bryn Pierce	120 NORFOLK ST # 13	Bryn

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PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

Occhiolino 11 LLC / dba Occhiolino

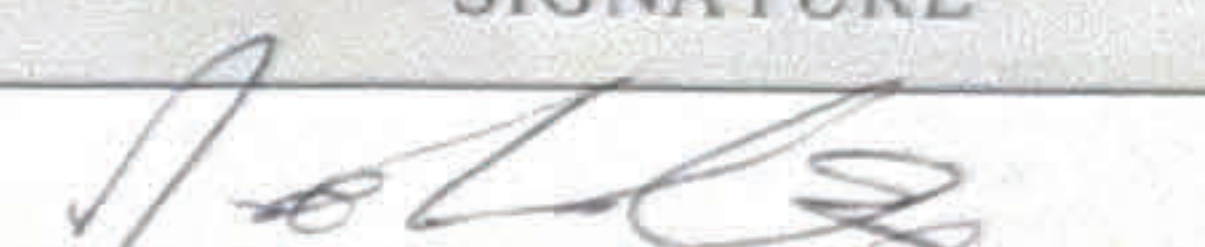
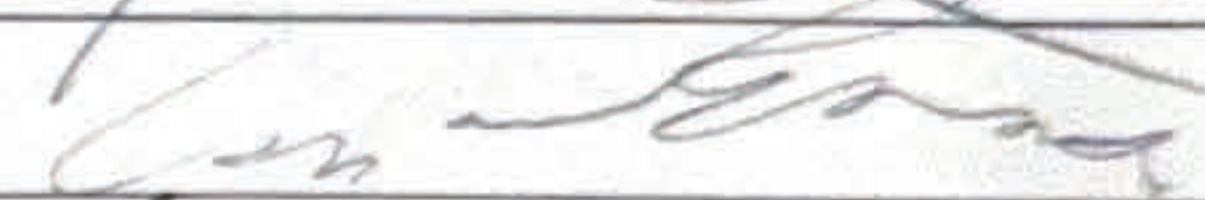
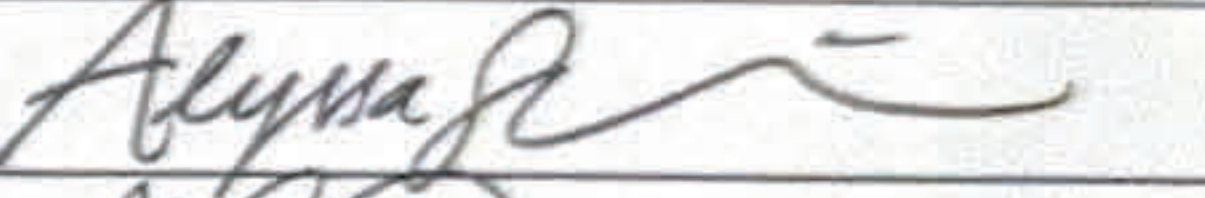
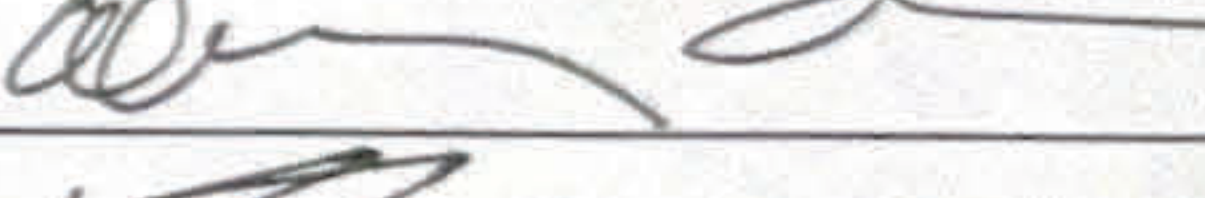
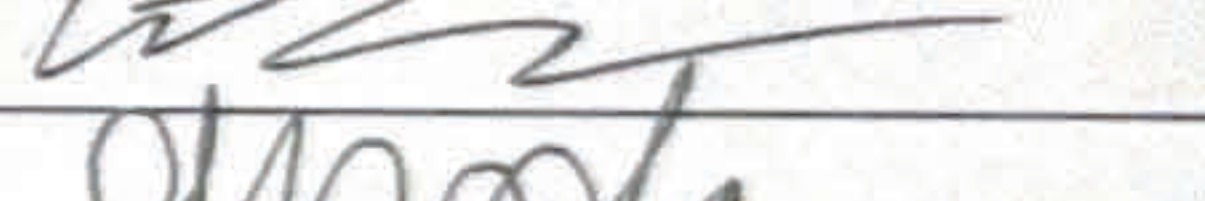
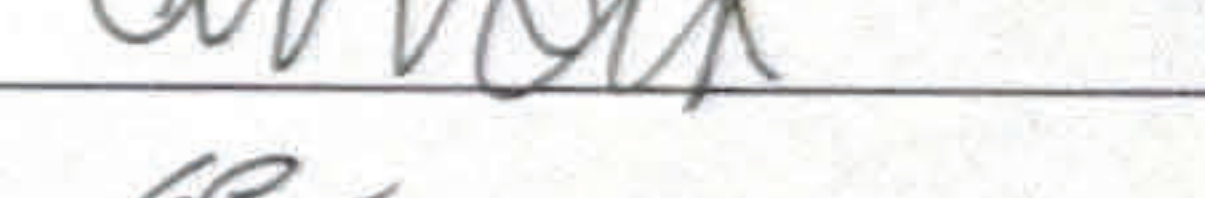
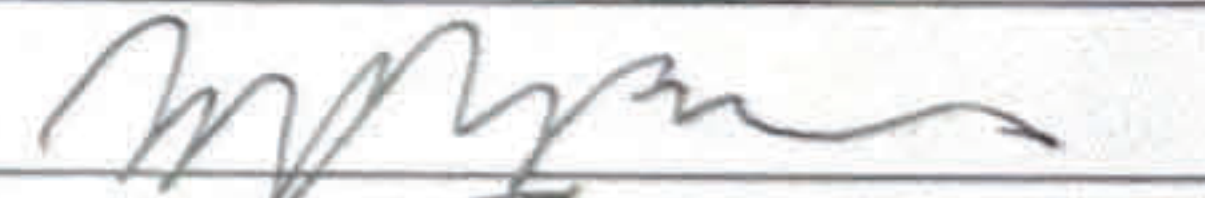
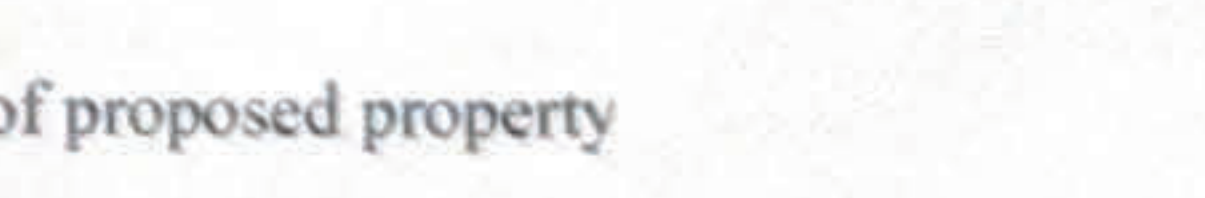
NAME

106 Norfolk St, Storefront 2, NY, NY 10002

ADDRESS

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Regarding the outside space: There will be A SIDEWALK CAFE ☒ This will be operating until: All days: 8am - 10pm

DATE	NAME	ADDRESS	SIGNATURE
9/8/26	Jack Shapiro	~~102 Norfolk St~~ # 13	
9/13	George Baker	~~107 Norfolk St~~ # 1	
9/13	Alyssa Schimm	122 Norfolk St. #21	
9/13	Erin McGoldrick	~~106 Norfolk St~~ # 19	
9/14	Nolan Eisenstadt	202 Broome St. 18A	
9/13	William Moore	153 Norfolk St	
9/13	Annalise Casgrove	~~102 Norfolk St~~ # 15	
9/13	Esi Lotsu	~~102 Norfolk St~~ # 15	
9/13	W. Amur	125 Stanton Street	
9/13	Varun Rao	~~106 Norfolk St~~ # 1	
9/13	Bailey Gordon	~~102 Norfolk St~~ # 15	
9/13	Meghana Paras	102 Norfolk St	
9/13	Richard Lowenstein	64 Essex	
9/13	Courtney Landow	102 Norfolk St	
9/17	David Lunn	109 Norfolk St	

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

Occhiolino II LLC / dba Occhiolino

NAME
106 Norfolk Street, Storefront 2, NY, NY 10002
ADDRESS

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR ☐ This will be operating until: Mon - Wed: 8am - 12am, Thurs - Sat: 8am - 2am, Sunday: 8am - 11pm

Regarding the outside space: There will be A SIDEWALK CAFE ☐ This will be operating until: All days: 8am - 10pm

DATE	NAME	ADDRESS	SIGNATURE
9/12	Dalia Soto	135 NORFOLK STREET #	Dalia Soto
9/12	Vanessa Soto	135 NORFOLK STREET #	Vanessa Soto
9/12	Iruin Ramos Rivera	135 Norfolk St. #	Iruin Ramos Rivera
9/12	Omar Aguirre	139 Norfolk St. #	Omar Aguirre
9/12	NODAR TORONJADZE	151 NORFOLK ST. #	Nodar Toronjadze
9/13	Rex Madson	102 Norfolk St #	Rex Madson
9/13	Ant Campbell	100 Norfolk St #	Ant Campbell
9/13	Ryan Pretzer	102 Norfolk St #	Ryan Pretzer
9/13	ANNA KHIMASIA	264 EAST BROADWAY, C604 #	Anna Khimasia
9/13	EVA LYNCH	264 EAST BROADWAY, C604 #	Eva Lynch
9/13	Mehran Hydary	100 NORFOLK, 9C #	Mehran Hydary
9/13	Batoul Hydary	100 NORFOLK #9C #	Batoul Hydary
		#	
		#	
		#	

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

Occhiolino 11 LLC / dba Occhiolino

NAME

106 Norfolk St. Streetfront 2, New York, NY 10002

ADDRESS

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR ☒ This will be operating until: Mon - Wed: 8am - 12am, Thurs - Sat: 8am - 2am, Sunday: 8am - 11pm

Regarding the outside space: There will be A SIDEWALK CAFE ☒ This will be operating until: All days: 8am - 10pm

DATE	NAME	ADDRESS	SIGNATURE
9/10/26	Max Gentle	106 Norfolk St #5	Max Gentle
9/10/26	Grace Johnson	~~106 Norfolk St~~ 2 Gold St #2401	Grace Johnson
9/10/26	Von Mabbis	106 Norfolk St #15	Von Mabbis
9/10/26	Rex Mabbis	106 Norfolk St #15	Rex Mabbis
9/10/26	Massimo Mitchell	11 #11	Massimo Mitchell
9/10/26	Nate Campbell	11 #11	Nate Campbell
9/10/26	Kathryn Ellis	237 10th St. #5	Kathryn Ellis
9/10/26	Margaret Griffin	2 Gold St #2401	Margaret Griffin
9/12/26	Phillip Riback	115 Norfolk St New York NY #403	Phillip Riback
9/13/26	Joan M. Monserrate	153 Norfolk St. Apt C #C	Joan M. Monserrate
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		#	

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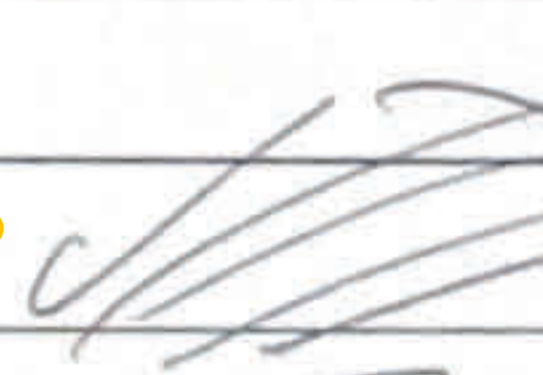
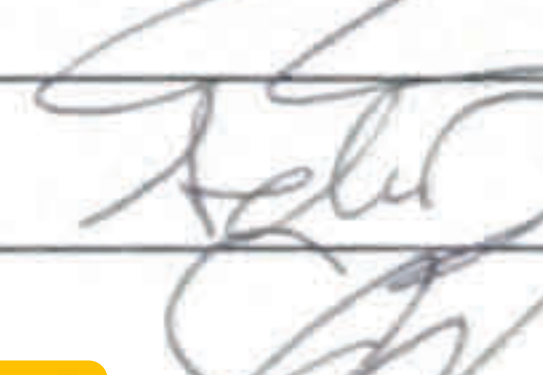
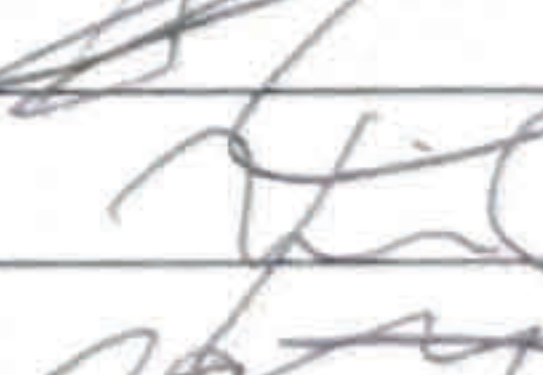
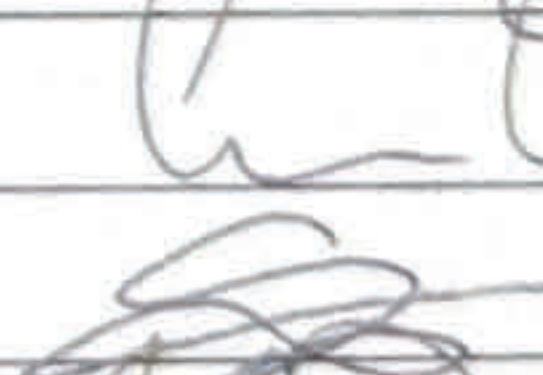
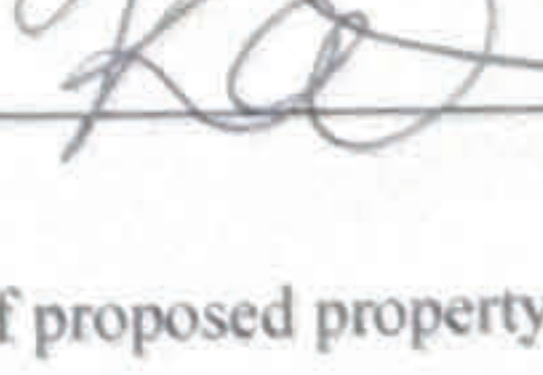
NAME

106 Norfolk Street, Storefront 2, New York, NY 10002

ADDRESS

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DATE	NAME	ADDRESS	SIGNATURE
9/17/26	Craig Marcus	100 Norfolk St #8C	
9/17/26	Emma Fisher	100 Norfolk St #PH-B/C	
9/17/26	Ben Truck	100 Norfolk St #PH-B/C	
9/17/26	Vishal Mangani	100 Norfolk St #6D	
9/17/26	Ryo Contestabile	100 Norfolk St #PHA	
9/17/26	Adam Theriault-Shay	100 Norfolk St #10B	
9/17/26	Tyis CHANG	100 Norfolk St #11B	
9/17/26	Dominique Meme	100 Norfolk St #6C	
9/17/26	Parker Vian	100 Norfolk #3B	
9/17/26	Diego Novotny	100 Norfolk #1B	
9/17/26	X Chen	100 Norfolk #5B	
9/17/26	M Jagger	100 Norfolk #11A	
9/17/26	Cameron Clancy	100 Norfolk St #4A	
9/17/26	CRIS STEPHAN	100 NORFOLK ST #10A	
9/17/26	Katharine Sheppard	100 Norfolk St #3C	

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PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

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Occhiolino 11 LLC / dba Occhiolino

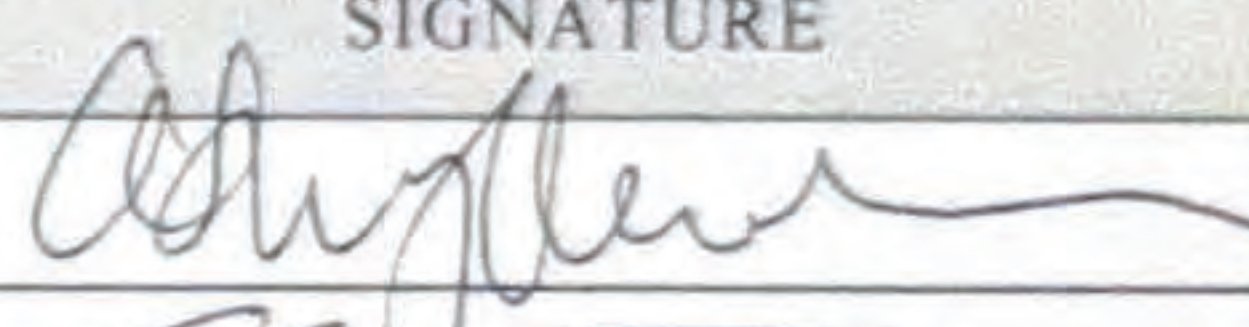
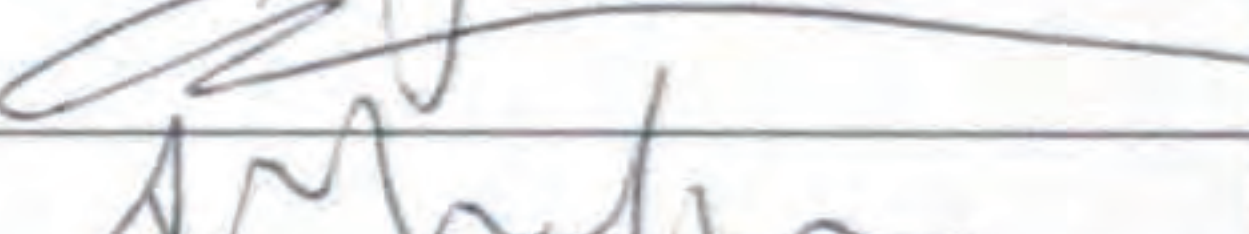
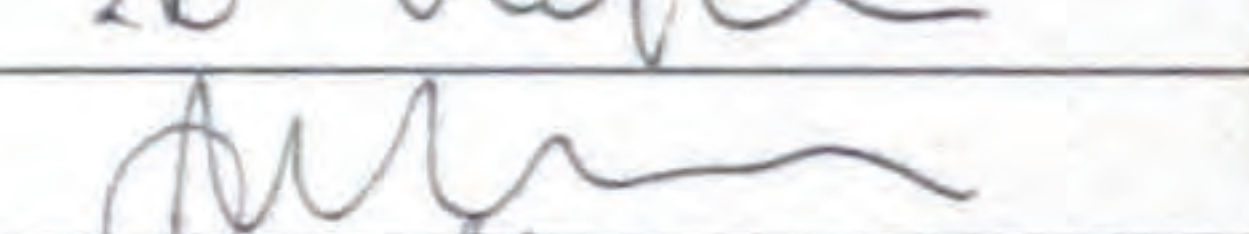
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DATE	NAME	ADDRESS	SIGNATURE
9/15/26	Adriana Henderson	105 Norfolk St Apt 7C #	
9/16/26	Adam Smith	105 Norfolk St #14 #	
9/16/26	Adnan Akhund	105 Norfolk St #2A #	
9/16/26	Michael Shrieve	105 Norfolk St. WA #	
9/17/26	Polly Mack	105 Norfolk St #44 #	
9/17/26	Leesa Lee	105 Norfolk St #T14 #	
9/18/26	Matika Babu	105 Norfolk St 12B #	
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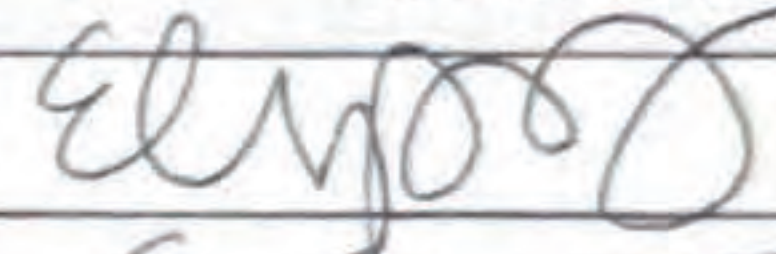
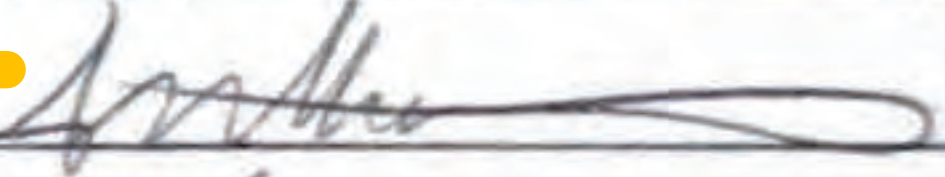
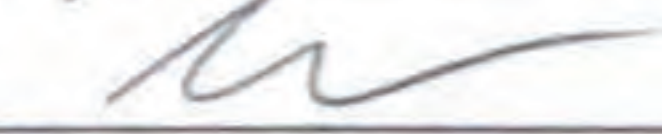
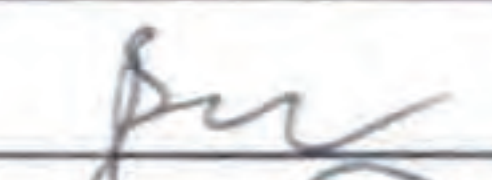
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DATE	NAME	ADDRESS	SIGNATURE
9/11/26	Elysa Barany	100 Norfolk St # 2B	
9/18/26	Ifi Akpandak	100 Norfolk # 5C	
9/18/26	Anthony Oliverio	100 Norfolk # 5B	
9/18/26	Matth Wappler	100 Norfolk # 7C	
9/18/26	Suzanne Wappler	100 Norfolk # 7C	
9/18/26	GIORDANO CONTESTOBILO	100 Norfolk # PAD	
9/18/26	Emmanuel Narot	100 Norfolk # 11C	
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