



Chairperson, Martha Taylor

The City of New York
Borough of Queens

Community Board 8

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District Manager, Marie Adam-Ovide

Liquor License Committee Meeting

Date: Tuesday, June 17, 2025
Time: 7:30 p.m.
Place: Community Board 8 Office
197-15 Hillside Avenue
Hollis, NY 11423

Michael Hannibal, *Liquor License Committee Chair*

Committee Members Present: Marva Dudley, James Gallagher, Jr., Committee Chair Michael Hannibal and CB8 Chair Martha Taylor

Committee Members Absent: Edward Chung, Maria DeInnocentiis, Mary Maggio*, Caitlin Marziliano, David Mordukhaev, Alan Ong, and Douglas Sherman

Also in attendance: Timothy Foss, and Eli Rodriguez – Opportunity Pancakes, LLC, Jason Brown, Chairman for NY, NJ and DE – Opportunity Pancakes, LLC, Thomas McCallen, Esq. of Carreras & McCallen PLLC representing Opportunity Pancakes, LLC, Judy Wong, Licensed Consultant, Gabriel Suliman Zada - Elite Café, Larisa Zada, Elite Café, Lorena Banegas and Brian Espinosa, Co-owners of Esquina Del Buen Sabor, Isabel Mejilla, owner's sister and District Manager Marie Adam-Ovide.

Liquor License Committee Chair Michael Hannibal called the meeting to order at 7:35 p.m.

Purpose:

This is to introduce the applicants to the Community Board to make them aware of the expectations of the Board for businesses with on-premises liquor licenses. This establishment is applying for a Beer, Wine and Cider Liquor License and Temporary Retail Permit.

I. Opportunity Pancakes LLC (d/b/a IHOP)
170-19 Hillside Avenue in Jamaica

This is an established restaurant. The only addition is adding the liquor to the menu. Mr. Hannibal asked the applicants, members, and staff to introduce themselves.

Mr. Hannibal - It says here that you have a Certificate of Occupancy (C of O)[pointing to the documents in the packet]. It is up to 74, a Public Assembly Permit would not be required. Does that include the staff?

Answer: [Mr. Foss] – Yes.

It says here that you are open 24 hours a day. Is that correct?

Answer: [Mr. Foss] – Yes.

Can you still come in, pick up food or sit down?

Answer: [Mr. Foss] – Yes. It is about 60% take-out. Overnight it is mostly 80%.

Most of your staff are on the young side. Now that you have the liquor come-in, are you training the staff?

Answer: [Mr. Foss] – Yes. We will have them take the ATAP training recommended by the state. We also have the IHOP Beer and Wine Training. They will go through these classes as well. This is also for all the managers. We want to do it right, and we want to do this well.

Are you planning to have a licensed security guard? Or are you depending on the staff to do double duty?

Answer: [Mr. Foss] – Yes, we have a dedicated person for security for the restaurant overnight.

Do you have security cameras? I know you have cameras in the restaurant. Are you planning to add more or extend recording time?

I think we have the restaurant pretty well covered. I think it is good for sixty days. That is the standard. If we need to go further, we can.

In terms of cleanliness, I have seen it pretty clean, now with the introduction of alcohol are you ready for patrons who may want to stay longer and loiter?

Answer: [Mr. Foss] – We learned our lesson from our location in Westbury. This is part of the reason we have a security guard. It is for exactly that. We don't want to send the wrong message to the community

That concludes my basic questions. I am turning it over to Jim. Do you have any questions?

James Gallagher, Jr. – I know the place pretty well. Is there a bar?

Answer: [Timothy] – No. Unlike a bar where people congregate, this is just an amenity, in case you want to have a glass of wine.

Marie, do you have any questions?

DM Marie Adam-Ovide - No, everything is straight forward.

Committee Chair Michael Hannibal made a motion to accept the application for a Wine, Beer and Cider License with a Temporary Retail Permit for Opportunity Pancakes located at 170-19 Hillside Avenue in Jamaica. Seconded by James Gallagher, Jr.

Votes in favor: 2

Votes against: 0

Abstentions: none

Board Members who voted in favor: Michael Hannibal and James Gallagher Jr.

Board Members who voted against: None.

Mr. Hannibal wished them well and shared the contact information for the Neighborhood Coordination Officers for Sector C. He urged them to stay in contact with them and share any issues, especially since they are open 24 hours a day.

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II. **GLB Café Corp** (d/b/a Elite Café)
72-28 Main Street in Flushing

This application is for a Wine, Beer and Cider Liquor License and Committee Chair Michael Hannibal asked the applicant and representative to introduce themselves and their roles.

This is an established restaurant.

Answer: [Ms. Judy Hong]- Yes.

In terms of the Certificate of Occupancy, it seems to be for a different address. The one we received is for 69- 26 Main Street. The new application is for 72-28 Main Street and the lot is different as well. The Block is 6498 and Lot 40. The adjusted location is 6621 Lot 10. The one you have read that it has already expired.

Answer: [Ms. Hong] – That is the one that is actually found on the DOB website when you search for the address.

DM Adam-Ovide: It is in a different location. It is not for the correct location. The lots are different. When I searched the DOB Website for 72-28 Main Street, this Certificate of Occupancy for 72-34 is shown, with the correct Block and Lot. This is one of the address ranges. The one you gave us is located about a block away.

CB8 Chair Martha Taylor – What is the problem?

DM Adam-Ovide: They have the wrong Certificate of Occupancy.

Martha Taylor – Who has the address wrong? What is the Block and Lot.

Answer: [Ms. Hong] - When we searched for 72-28 that is the copy we see.

Ms. Taylor - Who filled out this form? You are not [at] 69-26 Main Street. The Buildings Department did this not you. Okay. We'll just get corrections. We're not going to hold this against them. It is not their fault. Please get a correction for us. Are you the lawyer?

Answer: [Ms. Hong] No, I am a licensed consultant – an expeditor.

Mr. Hannibal – So, we'll get that corrected

Answer: [Ms. Hong] – Yes.

Mr. Hannibal - What is the maximum occupancy?

Answer: [Ms. Hong] – 74

Mr. Hannibal - So, there is no need for a Public Assembly Permit.

What will be the hours of operation?

Answer: [Ms. Hong] – We already submitted this. [It is] from Sundays through Thursdays, it is 9 a.m. to 10 p.m., Fridays from 9:00 a.m. to 3:00 p.m. and Saturdays from 6:30 p.m. to midnight.

Is this your first time with alcohol? How do you plan to address underage drinking?

Answer: [Gabriel Zada] – Over eighteen.

I did not hear you. How are you checking that?

Answer: [Mr. Zada] I will be checking the I.D.

Marva Dudley: Sir, however, the legal drinking age is not eighteen, it is twenty-one.

Answer: [Ms. Hong] – I have already spoken to them. This was already submitted by the applicant. It is all in responses submitted to your office.

I know it is a very detailed answer. I would like to hear how that is being checked. You have people coming in who are twenty-one. Some people may be coming who are younger. How do you plan on handling underage drinking?

Answer: [Mr. Zada] Mr. Most of the clients are much older.

What are you doing for security? I know that you have cameras. People may be loitering outside. Do you have cameras outside?

Answer: [Mr. Zada] Yes.

Any protocol for people loitering outside?

Answer: [Mrs. Zada] It is a very religious area. We do not have any problems with that. They come in, eat and leave.

Mr. Hannibal - I am opening it up for other questions.

DM Adam-Ovide - *Whenever an applicant submits a Certificate of Occupancy, I also check the Department of Buildings records for a copy. When I checked the Department of Buildings, I did not see the one that you submitted to us, but I saw that one [referring to the expired permit].*

Committee Chair Michael Hannibal asked for a motion to accept this application for a Wine, Beer and Cider License with a Temporary Retail Permit for GLB Café Corp.

So made by Chairperson Taylor and seconded by James Gallagher, Jr.

Votes in favor: 4

Votes against: 0

Abstentions: none

Board Members who voted in favor: Michael Hannibal, Marva Dudley, James Gallagher Jr., and Martha Taylor

Board Members who voted against: None.

Committee Chair Michael Hannibal stated that the committee asked them to stay in touch with the 107th Precinct [NCO contact information was shared with the applicant].

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III. Esquina Del Buen Sabor Inc.
79-34 Parsons Blvd. in Fresh Meadows

Michael Hannibal stated that this is an application for a Beer, Wine and Cider Liquor License and Temporary Retail Permit. This is an established restaurant. He explained that he will ask the questions then turn it over to the other members for their questions. He asked the applicants and representatives to state their names for the record. They introduced themselves.

Brian Espinosa and Lorena Banegas, Co-owners. Isabel Mejilla, owner's sister, is here to assist with translation since Ms. Banegas is not fluent in English.

Mr. Hannibal stated that they have already established that this is a restaurant. It shows here that there are 7 tables and 26 seats, and no bars. It is for sitting and for delivery services.

Is there a Certificate of Occupancy attached [referring to packet]?

Answer: [DM Adam-Ovide] – Yes.

I see here it is for 48. Does that include the wait staff as well?

Answer: [Ms. Isabel Mejilla] – Yes.

I see your hours of operation are from Sunday to Wednesday 6 a.m. to 10 p.m. and Thursday to Saturday 6:00 a.m. to midnight. Has that changed at all? Is that the same?

Answer: [Ms. Isabel Mejilla] – Yes.

In terms of underage drinking, I see here that you are going to have the staff take the ATAP course.

Answer: [Ms. Mejilla] – Yes.

Is that something you are planning to do when you get the license or before?

Answer: [Ms. Mejilla] – She said now, so they can start.

In the meantime, if you get the liquor license, is there training you will do in case you don't get this [ATAP] certificate on time?

Answer: [Ms. Mejilla]- She will train the staff and let them know that they have to ask for I.D.

I see that you do not have security guards. Do you have cameras?

Answer: [Ms. Mejilla]- Yes.

With drinking, there is sometimes an issue with loitering. There may be people hanging outside after drinking.
Ms. Banegas responded in Spanish.

Mr. Hannibal stated, "If I understand correctly, you said that it is a family restaurant. You do not expect excessive alcohol consumption there."

Answer: [Ms. Mejilla]- Yes.

Martha Taylor - How come you want beer, wine and cider and you do not want hard liquor.

Answer: [Ms. Mejilla]- The restaurant is really small. We do not have enough space for a bar.

Martha Taylor – If they are eating dinner, they do not ask for liquor. Or did someone ask you to apply for Wine, Beer and Cider because it is harder to get a Full Liquor License or that it is more expensive?

Answer: [Ms. Mejilla]- The restaurant is really small. She does not think that it is conducive for hard liquor.

I have been told, and you are the first one that I ask this, that expeditors and lawyers are telling their clients not to ask for full liquor.

Answer: [Ms. Mejilla]- No.

Marva Dudley: What is the seating inside and outside?

We have seven inside and two outside. They are small round picnic tables.

Committee Chair Michael Hannibal made a motion to accept this application for Esquina Del Buen Sabor for a Wine, Beer and Cider License with a Temporary Retail Permit.

Seconded by Martha Taylor.

Votes in favor: 4

Votes against: 0

Abstentions: none

Board Members who voted in favor: Michael Hannibal, Marva Dudley, James Gallagher, Jr., and Martha Taylor

Board Members who voted against: None.

Committee Chair Michael Hannibal asked them to stay in touch with the 107th Precinct. If you see something going on in the neighborhood, reach out to them. You can reach out to us as well if there are any issues [NCO contact information was shared with the applicant].

Chairperson Taylor made a motion to adjourn this meeting at 8:17 p.m. All members acquiesced.

*Respectfully submitted,
Marie Adam-Ovide, District Manager
July 2, 2025*

**Non-CB8 Member serving on the committee.*