

MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire Summary
Revised 8/2019

- 1- Applicant Name
Serafina To Go 30 Broad LLC
- 2- Establishment Name (Corporate & DBA)
Serafina Express 30
- 3- Address for Proposed License
30 Broad Street, New York, NY 10004
- 4- Proposed Days/Hours of Operation
Sunday-Thursday: 11am to 10pm and Friday-Saturday: 11am to 11pm
 - 4.1 What floor(s) is the establishment on?
Ground Floor
 - 4.2 Any rooftop, terrace, or other outside usage?
N/A
- 5- Square Footage of Location
2138 SQ FT
- 6- Method of Operations (bar restaurant, Catering, etc)
Bar/Tavern
- 7- Type of License (Full liquor/OP, beer and wine, etc.)
Class Change from a Tavern Wine to an On-Premises Liquor License
 - 7.1 Type of application (New, Alteration, Change in Method of Operation, Corporate Change, Class Change)
- 8- Sidewalk Café? Yes/No **No**
- 9- Type of Music ? Live Recorded DJ
- 10- Volume of Music? Background (*no sound from events, performances or music will be heard outside the premises or by neighbors*)
 Other
- 11- Where will the kitchen exhaust system vent to?
Directly to the street
- 12- Applicant's Previous Licensed Establishments and Addresses
See attached rider

This Liquor License Application Questionnaire Summary will be made available to the public one week prior to the Licensing and Permits Committee meeting. Any information provided herein is superseded by that described in the final stipulation sheet that will be agreed upon by the applicant and the Licensing and Permits Committee of Community Board 1.

Manhattan Community Board 1 Liquor License Stipulations

I, _____, as a qualified representative of Serafina Express 30, located at 30 Broad street, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their liquor, wine, beer & Cider license

- (1) My hours of operation will be 11:00AM- 10:00PM Sunday – Thursday and 11:00AM - 11:00PM Friday – Saturday (I understand this to mean that all patrons will be cleared from the establishment at the specified hour).
(2) I will operate a full-service restaurant, (please describe type of restaurant): Bar/Tavern with full food service until _____ hour(s) before closing.
(3) I will install soundproofing (please describe type and locations) _____
(4) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No
(5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music.
(6) I will close all doors and windows by _____ Sun-Thurs and _____ Fri-Sat. I will not have French doors or windows.
(7) I will have delivery of supplies, goods and services during the hours of _____
(8) I will employ a doorman/security personnel on the following days and hours: _____
(9) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents.
(10) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1.
(11) I will not apply for a sidewalk café license until at least a year after beginning operation. Yes No
(12) I will conspicuously post this stipulation form beside my liquor license inside of my business.
(13) I confirm that I have _____ violations from previous establishments for which I have served as a principal.
(14) I will (additionally):

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: FABIO GRADATO Phone Number: 9176910081

Alternate Contact: Vittorio Assaf Phone Number: 9173314656

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

Signed _____ Dated 5/13/23

Sworn to this 13 day of March, 2023 Notary Public

MAX BOOKMAN NOTARY PUBLIC-STATE OF NEW YORK No 02B06334211 Qualified in New York County My Commission Expires 12-14-2023

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents. Rev. 12/18

MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire Summary
Revised 8/2019

- 1- Applicant Name
109 W Broadway Basement LLC
- 2- Establishment Name (Corporate & DBA)
Holywater
- 3- Address for Proposed License
109 W Broadway, Basement, New York, NY 10013
- 4- Proposed Days/Hours of Operation (Sun - Sat) 10am - 2am
- 4.1 What floor(s) is the establishment on? Basement
- 4.2 Any rooftop, terrace, or other outside usage? N/A
- 5- Square Footage of Location 2,039 sq ft
- 6- Method of Operations (bar restaurant, Catering, etc) Tavern
- 7- Type of License (Full liquor/OP, beer and wine, etc.) Full Liquor, beer, wine & cider
- 7.1 Type of application (New, Alteration, Change in Method of Operation, Corporate Change, Class Change) Change in Method of operation
- 8- Sidewalk Café? Yes/No No
- 9- Type of Music? Live Recorded DJ
- 10- Volume of Music? Background (no sound from events, performances or music will be heard outside the premises or by neighbors)
- Other
- 11- Where will the kitchen exhaust system vent to?
There is an existing exhaust system which vents to the roof
- 12- Applicant's Previous Licensed Establishments and Addresses
see attached

This Liquor License Application Questionnaire Summary will be made available to the public one week prior to the Licensing and Permits Committee meeting. Any information provided herein is superseded by that described in the final stipulation sheet that will be agreed upon by the applicant and the Licensing and Permits Committee of Community Board 1.

Manhattan Community Board 1 Liquor License Stipulations for Large Venue Establishments

A "large venue" as defined by the NYC Department of Building designation on public assembly is an establishment designed to hold 75 persons or more

- (1) I will follow the recommendations made by the sound engineer and outlined in the acoustical testing report. I will make sure that noise including sound and bass vibrations cannot be heard outside of the premises of my establishment: YES
- (2) I will take the steps outlined in the resolution and in the traffic plan to manage vehicular and pedestrian activity: YES
- (3) I will follow and abide by the conditions set forth in the resolution regarding garbage disposal and collection. Garbage will be collected on the follows days and hours: DAILY BETWEEN 11:30PM AND 5AM
- (4) I will have delivery of supplies, goods and services during the hours of DAILY BETWEEN 8AM AND 6PM
- (5) Lighting that affects the security of the community and quality of life of nearby residents must be considered, and must be appropriately lit while not attracting unsavory elements (e.g. rodents, flies, mold, hazardous substances, etc.) YES
- (6) I understand that I must submit a notice to the community board for a street activity permit for my licensed establishment at least 45 days in advance: YES
- (7) I understand that I must appear before the Licensing & Permits Committee if I am applying for an expansion onto municipal property and provide proof of receipt of the 30-day Standardized Notice form, a block plot diagram detailing the municipal space I am expanding to, and documentation confirming the municipal's approval to use the space. I also agree that I must sign the stipulations sheet outlining the conditions that must be adhered to for the roadbed/sidewalk seating: YES
- (8) Cameras will be used for viewing the entrance and egress: YES
- (9) I agree to follow the conditions outlined in the resolution on securiry oversight of the establishment to prevent noise, congestion and unruly patrons: MANAGEMENT TRAINED IN SECURITY AND CROWD CONTROL OVERSIGHT AND PROCEDURES
- (10) I will (additionally): MAINTAIN THE BUSINESS IN A PROFESSIONAL, NEIGHBORLY MANNER AS TO NOT CREATE DISTURBANCE TO THE COMMUNITY.

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

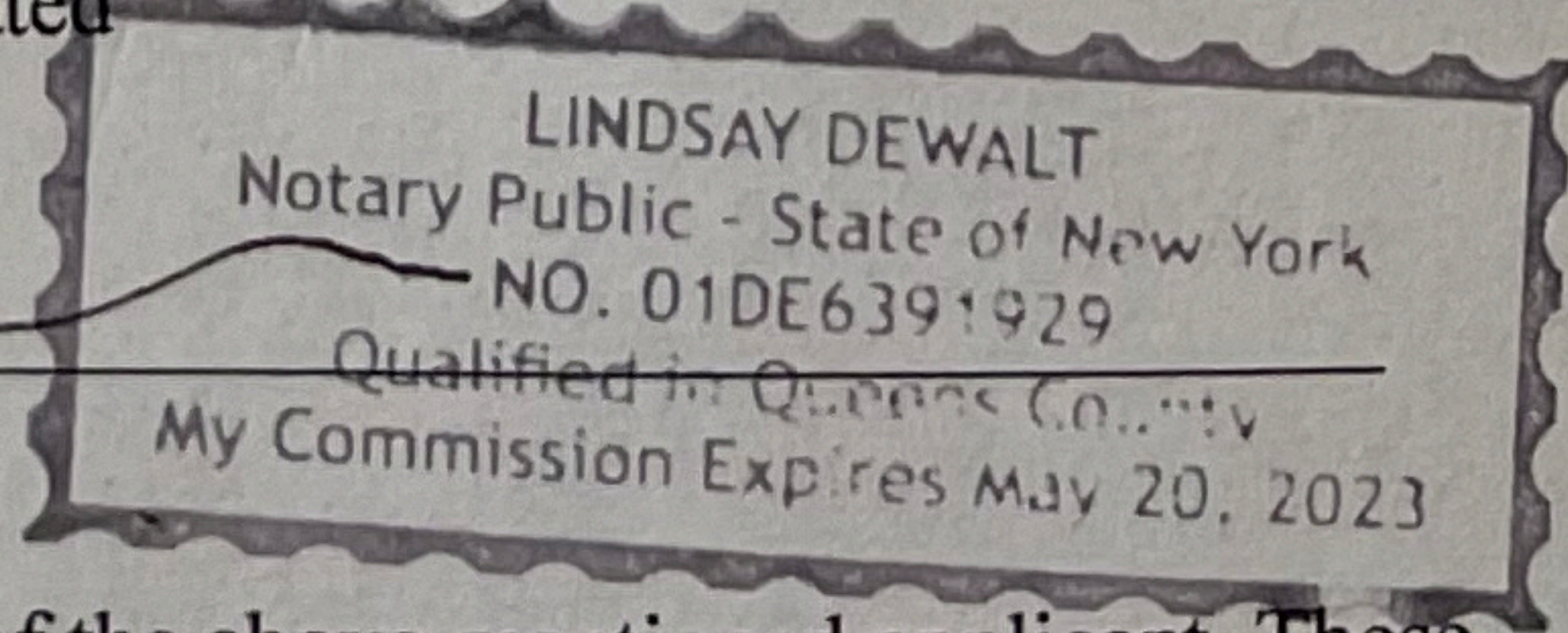
Name: TOM SIMPSON Phone Number: 302-377-9156

Alternate Contact: MICHAEL CRAMER Phone Number: 231-392-4277

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

Signed [Signature] Dated 1/4/23

Sworn to this 4th day of January 2023 [Signature]
Notary Public



Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

Manhattan Community Board 1 Liquor License Stipulations

I, Alexander Pincus, as a qualified representative of 109 West Broadway Basement LLC dba Holywater, located at 109 W Broadway, Basement, New York, NY 10013, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their Full Liquor, Wine, Beer & Cider license

(1) My hours of operation will be Sunday - Saturday 10am - 2am (I understand this to mean that all patrons will be cleared from the establishment at the specified hour).

(2) I will operate a full-service restaurant, (please describe type of restaurant): Oyster bar with full food service until 1 hour(s) before closing.

(3) I will install soundproofing (please describe type and locations) N/A

(4) I will have: DJs Yes No Live music Yes No Special events only Recorded Music Yes No Dancing Yes No Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No

(5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music.

(6) I will close all doors and windows by Sun-Thurs and Fri-Sat. I will not have French doors or windows.

(7) I will have delivery of supplies, goods and services during the hours of Daily between 8am and 6pm

(8) I will employ a doorman/security personnel on the following days and hours: N/A

(9) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents.

(10) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1.

(11) I will not apply for a sidewalk café license until at least a year after beginning operation. Yes No

(12) I will conspicuously post this stipulation form beside my liquor license inside of my business.

(13) I confirm that I have 0 violations from previous establishments for which I have served as a principal.

(14) I will (additionally):

We will have three (3) televisions

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Tom Simpson Phone Number: 302-377-9156

Alternate Contact: Michael Cramer Phone Number: 231-392-4277

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

Signed

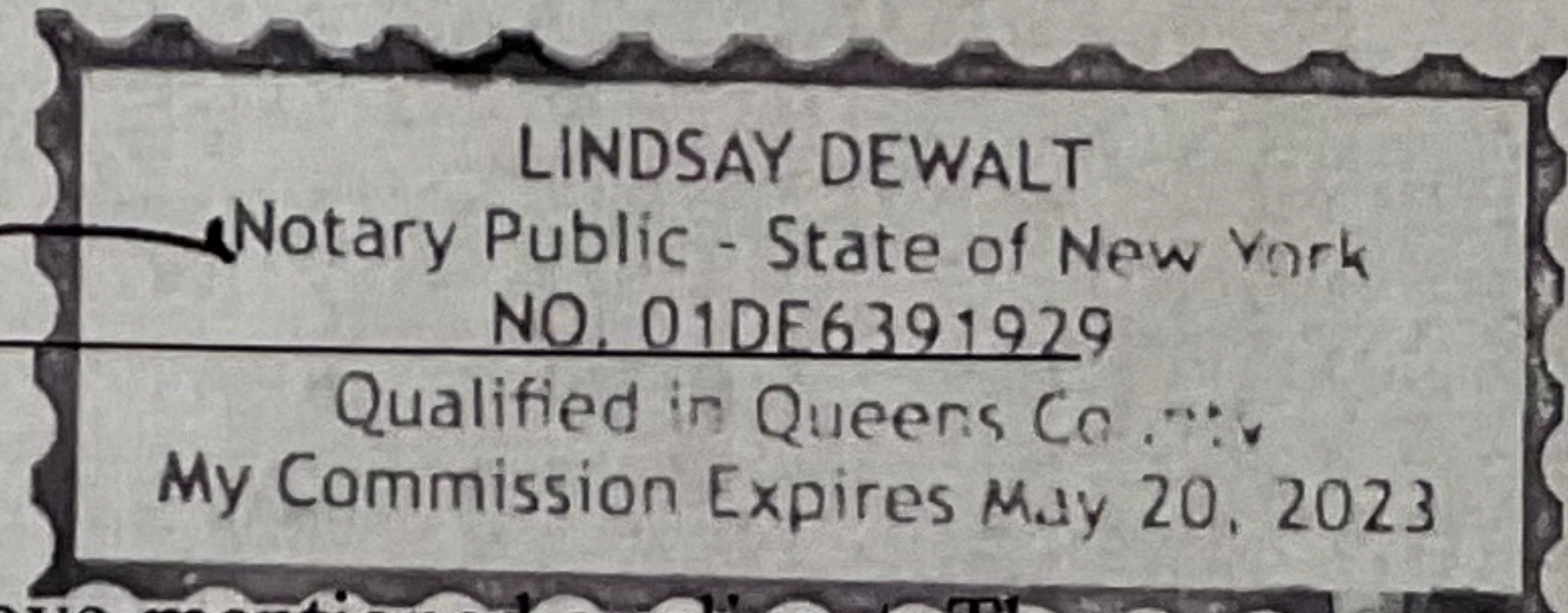
Dated

Sworn to this

4th day of

January 2023

Notary Public



Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire Summary
Revised 8/2019

- 1- Applicant Name TK Tribeca LLC
- 2- Establishment Name (Corporate & DBA) TK Tribeca LLC d/b/a Tara Kitchen
- 3- Address for Proposed License 253 Church Street, New York, NY 10013
- 4- Proposed Days/Hours of Operation Sun - Thurs 11am-9pm
Fri & Sat 11am-10pm
- 4.1 What floor(s) is the establishment on? Ground Floor and Basement
- 4.2 Any rooftop, terrace, or other outside usage?
Intends to apply for Temporary DOT Program in Spring 2023
- 5- Square Footage of Location 1,718 square feet
- 6- Method of Operations (bar restaurant, Catering, etc) Restaurant
- 7- Type of License (Full liquor/OP, beer and wine, etc.) Full liquor/OP
- 7.1 Type of application (New, Alteration, Change in Method of Operation, Corporate Change, Class Change) New
- 8- Sidewalk Café? Yes/No
Intends to apply for Temporary DOT Program in Spring 2023
- 9- Type of Music ? Live Recorded DJ
- 10- Volume of Music? Background (*no sound from events, performances or music will be heard outside the premises or by neighbors*)
 Other
- 11- Where will the kitchen exhaust system vent to? The roof
- 12- Applicant's Previous Licensed Establishments and Addresses

The applicant principal, Aneesa Waheed, is the owner and executive chef from the following establishments:
BOLLYWOOD MASALA CORP. d/b/a Tara Kitchen-431 Liberty Street, Schenectady, NY 12305- Serial #2229605 & 2186409
BOLLYWOOD MASALA CORP. d/b/a Tara Kitchen -1785 WESTERN AVE GUILDERLAND, NY 12203 - Serial #2224301
BOLLYWOOD MASALA CORP. d/b/a Tara Kitchen -172 RIVER ST STE A TROY, NY 12180- Serial #2229605

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Manhattan Community Board 1 Liquor License Stipulations

I, Aneesa Waheed, as a qualified representative of TK Tribeca LLC,

located at 253 Church Street, New York, NY 10013, New York, New York, agree to

the following stipulations for the applicant's Method of Operation:

(1) My hours of operation will be 11am-9pm Sunday - Thursday and 11am-10pm Friday - Saturday (I understand this to mean that all patrons will be cleared from the establishment at the specified hour).

(2) I will operate a full-service restaurant, (please describe type of restaurant): Moroccan Restaurant
with full food service until --- hour(s) before closing.

(3) I will install soundproofing (please describe type and locations) Type: acoustic panels to soften noise and sound
Location: mounted on the wall in side of the restaurant

(4) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No
Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No

(5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background.

(6) I will close all doors and windows by --- Sun-Thurs and --- Fri-Sat. I will not have French doors or windows.

(7) I will employ a doorman/security personnel on the following days and hours: N/A

(8) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents.

(9) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1.

(10) I intend to apply for a sidewalk café license. Yes No

(11) I will conspicuously post this stipulation form beside my liquor license inside of my business.

(12) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Aneesa Waheed Phone Number: 917-414-0029

Alternate Contact: Muntasim Shoaib Phone Number: 917-886-6760

(13) I will (additionally):

Dorothy A Pelland
Notary Public, State of New York
Reg. No. 01PE4936029
Qualified in Schenectady County
Commission Expires 08/13/2026

[Signature]
Signed

01/09/23
Dated

Sworn to this 9th day of January 2023

[Signature]
Notary Public

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire Summary
Revised 8/2019

- 1- Applicant Name *Stafili Tribeca Inc.*
- 2- Establishment Name (Corporate & DBA) *Stafili Tribeca Inc. d/b/a Stafili Wine Cafe*
- 3- Address for Proposed License *222 West Broadway a/k/a 6 Varick Street, New York, NY 10013*
- 4- Proposed Days/Hours of Operation
- 4.1 What floor(s) is the establishment on? *Ground Floor, Basement*
- 4.2 Any rooftop, terrace, or other outside usage? *DOT Sidewalk Cafe.*
- 5- Square Footage of Location *2,315*
- 6- Method of Operations (bar restaurant, Catering, etc) *Tavern/Bar*
- 7- Type of License (Full liquor/OP, beer and wine, etc.) *On Premises Full Liquor License*
- 7.1 Type of application (New) Alteration, Change in Method of Operation, Corporate Change, Class Change)
- 8- Sidewalk Café? Yes No - *DOT*
- 9- Type of Music? Live Recorded DJ
- 10- Volume of Music? Background (no sound from events, performances or music will be heard outside the premises or by neighbors)
- Other
- 11- Where will the kitchen exhaust system vent to? *N/A*
- 12- Applicant's Previous Licensed Establishments and Addresses
CL Global Wine, Inc. Stafili Wine Cafe, 796 Greenwich Street, New York, N.Y. 10014
dba

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Manhattan Community Board 1 Liquor License Stipulations

I, Chris Lampadaris, as a qualified representative of Stafili Tribeca Inc., located at 222 W. Broadway aka 6 Varick Street, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their On Premises Full Liquor license

- (1) My hours of operation will be 11am - 12 a.m. Monday - Thursday and 11am - 1am Friday - Saturday (I 11am - 10p.m. - Sunday understand this to mean that all patrons will be cleared from the establishment at the specified hour).
- (2) I will operate a full-service restaurant, (please describe type of restaurant): Tavern / Bar with full food service until _____ hour(s) before closing.
- (3) I will install soundproofing (please describe type and locations) _____
- (4) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No
- (5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music.
- (6) I will close all doors and windows by _____ Sun-Thurs and _____ Fri-Sat. I will not have French doors or windows.
- (7) I will have delivery of supplies, goods and services during the hours of 11am - 3pm Monday & Friday
- (8) I will employ a doorman/security personnel on the following days and hours: _____
- (9) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents.
- (10) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1.
- (11) I will not apply for a sidewalk cafe license until at least a year after beginning operation. Yes No
- (12) I will conspicuously post this stipulation form beside my liquor license inside of my business.
- (13) I confirm that I have _____ violations from previous establishments for which I have served as a principal.
- (14) I will (additionally): _____

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Chris Lampadaris Phone Number: (347) 640-94-91

Alternate Contact: _____ Phone Number: _____

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

Signed [Signature] Dated 11/13/23

Sworn to this 13th day of January, 2023
Notary Public

Christos Lampadaris
Presented valid ID:
NYS Driver Lic. #
603 057 041
Exp: 7/3/29

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

Rev. 12/18

