

**MANHATTAN COMMUNITY BOARD 1**  
**Liquor License Application Questionnaire Summary**  
**Revised 9/2023**

- 1- Applicant Name **Terravita Battery Park LLC**
- 2- Establishment Name (Corporate & DBA) **Terravita Battery Park LLC dba Terravita**
- 3- Address for Proposed License **17 Battery Place**

4- Proposed Days/Hours of Operation **Interior 7am - 1230am 7 days a week**  
**Exterior 7am-10pm Sunday to Thursday and 7am-11pm Friday to Saturday**  
**Live Music 5pm-11pm Thursday to Friday, 12pm-11pm Saturday and 12pm-4pm Sunday**

4.1 What floor(s) is the establishment on? **Ground floor and cellar**

4.2 Any  Rooftop,  Terrace,  Sidewalk  Roadbed or  other outside usage?  
**Courtyard**

5- Square Footage of Location **7,804\***

**\*Interior ground floor 3,650, cellar 1,504, exterior courtyard 2,200 and sidewalk cafe 450**

6- Method of Operations (bar restaurant, Catering, etc)  
**Restaurant**

7- Type of License (Full liquor/OP, beer and wine, etc.)

7.1 Type of application

New  Alteration  Change in Method of Operation, Corporate Change,  
 Class Change

8- Outdoor Seating?  Sidewalk  Roadbed  **Courtyard**

9- Type of Music?  Live  Recorded  DJ

10- Volume of Music?  Background  Other **Acoustic jazz**

*(no sound from events, performances or music will be heard outside the premises or by neighbors)*

11- Where will the kitchen exhaust system vent to? **Exhaust will vent to a courtyard in the building using a precipitator**

12- Applicant's Previous Licensed Establishments and Addresses

**Current: Terravita Corp / 4193 Broadway, New York, NY 10033**  
**From 2019 to present**

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Manhattan Community Board 1 Liquor License Stipulations

I, Jose Rosa, as a qualified representative of Terravita Battery Park LLC, located at 17 Battery Place, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their On-premises liquor license

- (1) My hours of operation will be \*\* Sunday - Thursday and \*\* 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): Upscale modern American with a Mediterranean influence with full food service until 15 mins hour(s) before closing.
(3) I will install soundproofing (please describe type and locations) R30 insulation to soundproof the ceiling. Further, there are no residential units above 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 music.
(6) I will close all doors and windows by Sun-Thurs and Fri-Sat. I will not have French doors or windows. N/A
(7) I will have delivery of supplies, goods and services during the hours of 8am to 4pm
(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 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 one violations from previous establishments for which I have served as a principal.
(14) I will (additionally): have no more than six (6) buyouts per year

\*\*Interior hours: 7am to 1230am Monday to Saturday and 7am to 11pm Sunday
Outdoor seating hours: 7am to 10pm Sunday to Thursday and 7am to 11pm Friday to Saturday
Live music hours: 5pm-11pm Thursday to Friday, 12pm-11pm Saturday and 12pm-4pm Sunday

(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: Jose Rosa Phone Number: 646 206 8609

Alternate Contact: Ricardo Monegro Phone Number: 914 752 8466

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

Signed

Handwritten signature of Jose Rosa

Dated

1/23/2024

Sworn to this

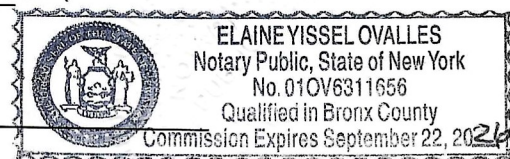
23rd

day of

January, 23

Notary Public

Handwritten signature of 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 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

Name of Establishment: Terravita Battery Park LLC

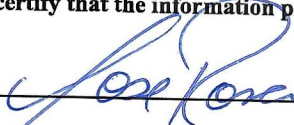
Address: 17 Battery Place


- (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.~~
- (2) I will take the steps outlined in the resolution ~~and in the traffic plan~~ to manage vehicular and pedestrian activity.
- (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: Monday to Friday 8am to 10am
- (4) I will have delivery of supplies, goods and services during the hours of 8am to 4pm
- (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.)
- (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
- (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.
- (8) Cameras will be used for viewing the entrance and egress.
- (9) I agree to follow the conditions outlined in the resolution on security oversight of the establishment to prevent noise, congestion and unruly patrons.
- (10) ~~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: Jose Rosa Phone Number: 646 206 8609

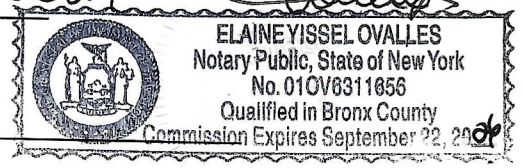
Alternate Contact: Ricardo Monegro Phone Number: 914 752 8466

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

Signed 

Dated 02/02/2024 

Sworn to this 2 day of February, 2024



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 9/2023**

1- Applicant Name TK TRIBECA LLC

2- Establishment Name (Corporate & DBA)

Tara Kitchen

3- Address for Proposed License

253 Church St, 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

4.2 Any  Rooftop,  Terrace,  Sidewalk  Roadbed or  other outside usage? N/A

5- Square Footage of Location 1,718 sq ft

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

8- Outdoor Seating?  Sidewalk  Roadbed N/A

9- Type of Music?  Live  Recorded  DJ

10- Volume of Music?  Background  Other

*(no sound from events, performances or music will be heard outside the premises or by neighbors)*

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; 1785 WESTERN AVE GUILDERLAND, NY 12203 - Serial #2224301; 172 River St, Ste A, Troy, NY 12180 - Serial #2229605, TK Tribeca LLC, Serial #357570, 253 Church St, New York, NY 10013

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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 for their \_\_\_\_\_ license

(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): Morrocan 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 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 BETWEEN 9AM - 5PM

(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 \_\_\_\_ violations from previous establishments for which I have served as a principal.

(14) I will (additionally):

(15) The applicant intends to notify the community board when they intend to have a sidewalk cafe through the DOT Dining Out program when it becomes available and has agreed to the same hours of operation for the sidewalk cafe.

(16) 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

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

[Signature]  
Signed

01/24/24  
Dated

Sworn to this 24<sup>th</sup> day of January, 2024

[Signature]  
Notary Public

PHILIP MARTIN DORN  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 02DO6418984  
Qualified in Westchester County  
My Commission Expires 06-28-2025  
Rev. 12/18

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.