



Chairperson, Martha Taylor

*The City of New York
Borough of Queens*

Community Board 8

197-15 Hillside Avenue
Hollis, NY 11423-2126
Telephone: (718) 264-7895
Fax: (718) 264-7910
Qn08@cb.nyc.gov
www.nyc.gov/queenscb8



District Manager, Marie Adam-Ovide

Liquor License Committee Meeting

Date: Tuesday, January 15, 2019
Time: 7:30 p.m.
Place: Community Board 8 Office
197-15 Hillside Avenue
Hollis, NY 11423

Michael Hannibal, *Liquor License Committee Chair*

Board Members: James Gallagher Jr. and Robert Harris.

Also in attendance: Cherry Castellvi – Co-Owner – Kabayan Restaurant & Bakery Inc.
John Quattroech – Kabayan Restaurant & Bakery Inc.
Marie Adam-Ovide, Community Board 8, District Manager
Izabela Szczepanska, Community Board 8 Staff

Liquor License Committee Chair Michael Hannibal called this meeting to order at 7:31 p.m. This was followed by self-introductions of all Board Members and staff.

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-premise liquor licenses. This establishment is applying for a Full Liquor License for a restaurant with no outdoor area.

**I. Kabayan Restaurant & Bakery Inc.
161-18 Union Turnpike, Jamaica, NY 11432**

Michael Hannibal – *We have already established that this is a Full Liquor License application for a restaurant. Do you have a Certificate of Occupancy?*

Answer: [Ms. Castellvi] – Yes, we do. Unfortunately, I do not have it with me. My lawyer has it and I think he had to attach it to the application.

When you have the C of O would you please provide it to the office for our records?

Answer: [Ms. Castellvi] – Yes.

What will be the maximum occupancy for the premises?

Answer: [Ms. Castellvi] – It is from 70 to 74 people.

Since the maximum occupancy will be under 75 a Public Assembly Permit will not be required?

Answer: [Ms. Castellvi] – Yes, we are under 75.

What are the hours of operation?

Answer: [Ms. Castellvi] – We are open Sunday through Thursday from 7:30 a.m. to 9:00 p.m. and Friday and Saturday until midnight or 11:00 p.m. depending if there is a party.

How do you plan to prevent underage drinking?

Answer: [Ms. Castellvi] – We are going to check ID's. We need to educate our staff regarding rules and guidelines for drinking.

Do you have any training?

Answer: [Ms. Castellvi] - Myself no. The establishment has been there for about 15 years and we actually hired the past crew. I believe they had training. Four of them also have Department of Health permits.

What security measures will be taken since you have the same staff?

Answer: [Ms. Castellvi] – This restaurant is mostly a family restaurant maybe some private parties with karaoke. We have installed 12 cameras on the premises at the front, back, and inside.

[Mr. Quattroech] - As far as securing the liquor we have an office that is locked.

How will you maintain cleanliness of the establishment outside?

Answer: [Ms. Castellvi] – We have a designated employee that is in charge of cleaning, garbage, and keeping the front and back of the restaurant clean. I believe we have a 7 day pickup for sanitation.

[Mr. Quattroech] - We are usually there at 5:30 a.m. We take a look around and rotate to some of the other restaurants. We start back in the afternoon to look at the cleanliness.

[Ms. Castellvi] – We actually go with flashlights because the violations are astronomical from the Department of Health.

Mr. Hannibal opened the floor for questions or concerns from the Board Members regarding the applicant. He announced that Robert Harris can go first.

Robert Harris – Will there be an actual bar?

Answer: [Ms. Castellvi] – Yes.

How many people will sit at the bar?

Answer: [Ms. Castellvi] – Six, it is an existing bar.

James Gallagher Jr. – You are applying for a full liquor license which means you want hard alcohol being sold at the bar is that correct?

Answer: [Ms. Castellvi] – Yes.

Are you currently selling?

Answer: [Ms. Castellvi] – No, it is just wine and beer.

I'm just curious why you want a full liquor license?

Answer: [Ms. Castellvi] – Just to open more choices.

The reason why I am concerned is that St. John's University is within walking distance. We have had a number of bars close on Union Turnpike. There was New Traditions which a lot of kids hung out on Fridays and Saturday nights. We are worried about having that at your place.

Answer: [Mr. Quattroech] – We are not trying to attract that kind of clientele. What we are trying to do quite honestly is make a little bit more profits by selling alcohol and giving more choices to the patrons that we currently have. We currently have an establishment on Long Island and quite frankly it's not a hangout.

Where in Long Island?

Answer: [Mr. Quattroech] – East Meadow.

What about the one in Sunnyside? Is there another Kabayan?

Answer: [Ms. Castellvi] – Yes, that is ours too.

There is another one on Northern Boulevard are they related?

Answer: [Ms. Castellvi] – Yes, it is the same. It is a different corporation but we own it too. Most of our patrons are really not a young crowd.

Robert Harris– *If you are going to bring in hard liquor and St. John’s is nearby, then young students sometimes might want to drink. You might attract ten or thirty of them and they might start coming to your place.*

Answer: [Ms. Castellvi] – We will check ID’s. We will not jeopardize the license. It is not worth it. [Mr. Quattroech] – Our primary business is restaurant and bakery. That is one of the reasons why we are there at 5:30 a.m. to supply restaurants with breads and different cakes.

Michael Hannibal– *You say you’re open at 7:30 a.m. Is that primarily as a bakery for coffee?*

Answer: [Mr. Quattroech] – Yes, we actually serve an American style breakfast and a Filipino style breakfast.

[Ms. Castellvi] – The rolls are American rolls but there are also Filipino rolls. They fly off the shelves. We call them “pandesal”.

And you’re on 161st Street?

Answer: [Ms. Castellvi] – Yes.

Mr. Hannibal asked if there were any more questions or concerns from the Board Members regarding the applicant.

James Gallagher Jr. – *We would like the applicant to keep in contact with their NCO officers and the 107th Precinct.*

James Gallagher Jr. made a motion to approve the application for a Full Liquor License for Kabayan Restaurant & Bakery Inc., located at 161-18 Union Turnpike, seconded by Robert Harris. Contingent of C of O.

Votes in favor: 3

Votes against: 0

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

Board Members who voted against: None.

The motion passed unanimously. Mr. Hannibal reiterated that the applicant should reach out to the 107th Precinct Community Affairs Unit. He provided contact information for NYPD 107th Precinct NCO and Community Affairs Officers for Quadrant A. He also added that the applicant should inform the Community Board of any concerns that arise. He announced that the 107th Precinct council meets once a month. He advised the applicant to go and introduce themselves. He welcomed them aboard.

This meeting was adjourned at 7:50 p.m.
Respectfully submitted by,
Izabela Szczepanska, Community Board 8 Staff
February 5, 2019