

MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire Summary
Revised 10/2023

1- Applicant Name

DunmoreEM Corp.

2- Establishment Name (Corporate & DBA)

Evelyn

3- Address for Proposed License

11 Hanover Square – Suite 0101 aka 76 Beaver/ New York, New York 10005

4- Proposed Days/Hours of Operation

11am-2am Seven days a week

4.1 What floor(s) is the establishment on? **1st floor and cellar**

4.2 Any ☐ Rooftop, ☐ Terrace, ☐ Sidewalk ☐ Roadbed or ☐ other outside usage? **No**

5- Square Footage of Location

4,590 square feet (3,000 square feet 1st floor and 1,590 square feet cellar)

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

Restaurant/ Bar

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

7.1 Type of application

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

8- Outdoor Seating? ☐ Sidewalk ☐ Roadbed **No**

9- Type of Music ? ☐ Live ☒ Recorded ☒ DJ **On occasion**

10- Volume of Music? ☒ Background ☐ Other

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

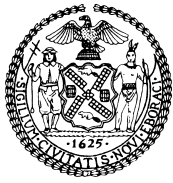
11- Where will the kitchen exhaust system vent to? **Exterior roof.**

12- Applicant's Previous Licensed Establishments and Addresses

Rathnally Corp dba The Full Shilling/ 160 Pearl Street, New York, NY 10005 from 1999 to present with a full liquor license.

Birmingham NY Inc dba Bell Book & Candle/ 141 West 10th Street, New York, NY 10014 from 2008 to 2025 with a full liquor license.

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 Any information provided herein is superseded by that described in the final stipulation sheet that will be agreed upon by the applicant and the Licensing and Permits Committee of Community Board 1.



The City of New York
Manhattan Community Board 1

Tammy Meltzer CHAIRPERSON | **Zach Bommer** DISTRICT MANAGER

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: FEBRUARY 24, 2026

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	22 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **11 Hanover Square - Suite 0101 aka 76 Beaver Street**, a new application and temporary retail permit for on-premise liquor, wine, beer & cider license for Dunmoreen Corp dba Evelyn

WHEREAS: The applicant, Dunmoreen Corp dba Evelyn at 11 Hanover Square - Suite 0101 aka 76 Beaver Street, is applying for a new liquor, wine, beer & cider license and temporary retail permit; and

WHEREAS: The location is a full service restaurant and bar on the ground floor and cellar with a total of 4590 square feet, a public capacity of 74 people, 23 tables and 46 seats, 1 bar, 9 stools, with 3 Standard and 2 ADA compliant bathrooms; and

WHEREAS: The committee has approved hours of operation Monday to Wednesday 11:00AM to 1:00AM, Thursday to Saturday 11:00AM - 2:00AM and Sunday 11:00AM -12:00AM; and

WHEREAS: The applicant understands that per NYSLA rules, alcohol service may only begin 8:00AM on Monday to Saturday and 10:00AM on Sundays; and

WHEREAS: There will be no bicycle delivery, no outside seating, no dancing or other types of non-musical entertainment and windows will be open 12pm-10pm; and

WHEREAS: The applicant will have recorded background music, rubber insulated pads and rockwood mineral wool insulation, 7 wall speakers and 4 TVs (without sound); and

WHEREAS: The applicant will have no more than 12 buyouts per year and will only have DJs during these buyouts; and

WHEREAS: Delivery of goods and services will be received daily between 8:00AM and 12:00PM and containerized garbage pickup will be 2:00AM daily; and

WHEREAS: The applicant has represented that **there are no** buildings used exclusively as schools, churches, synagogues, or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that **there are** three or more establishments with on premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of new on-premise Liquor, Wine, Beer and Cider license and temporary retail permit for Dunmoreen Corp dba Evelyn at 11 Hanover Square - Suite 0101 aka 76 Beaver Street, **unless** the applicant complies with the limitations and conditions set forth above.

Manhattan Community Board 1 Liquor License Stipulations

I, Michael O'Sullivan, as a qualified representative of Dunmore EM Corp dba Evelyn, located at 11 Hanover Square - Suite 0101, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their on premise liquor license

(1) My requested hours of operation are 11a-2a Monday – Thursday, 11a-2a Friday – Saturday, 11a-2a Sunday
(1.a) CB approved hours of operation 11am-1am Monday – ~~Thursday~~ ^{Wednesday}, 11am-2am ~~Friday~~ ^{Thursday} – Saturday, 11am-12am Sunday
(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, (please describe type of establishment):

New American with full food service until 15m hour(s) before closing.

(3) I will install soundproofing (please describe type) Rubber insulation pads and rockwood mineral wool
(please describe location)

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

(5) Volume of music, events, 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 10pm Mon- Thur, 10pm Fri - Sat 10pm Sun.

☐ I will not have open doors or windows.

(7) I will have delivery of regular supplies, goods and services during the hours of 8am-12pm

(8) I will have garbage collected during the hours of 2am daily

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

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

(11) 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. ☒

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

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

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

(15) I will (additionally):

will have no more than 12 buyouts per year and will only have DJs during these buyouts

(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: Michael O'Sullivan Phone Number: 917-721-8130

Alternate Contact: Evelyn McConnell Phone Number: 917-582-3578

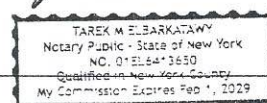
I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed New York County - NY State

Sworn to this 25 day of Feb 2026

Dated 2/25/26

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.

Rev. 3/2024

MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire Summary
Revised 10/2023

1- Applicant Name AMTD Hotels Group (USA) LLC & Hersha Hospitality Management L.P.

2- Establishment Name (Corporate & DBA) TBD

3- Address for Proposed License

39 Avenue of the Americas, New York, NY 10013

4- Proposed Days/Hours of Operation

Sun - Mon 11am - 2am

4.1 What floor(s) is the establishment on? Entire hotel with ground floor restaurant.

4.2 Any ☐ Rooftop, ☐ Terrace, ☐ Sidewalk ☐ Roadbed or ☐ other outside usage? No

5- Square Footage of Location 65,660

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

Hotel with restaurant

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

7.1 Type of application

☒ New ☐ Alteration ☐ Change in Method of Operation, Corporate Change,
☐ Class Change *Transfer

8- Outdoor Seating? ☐ Sidewalk ☐ Roadbed No

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)

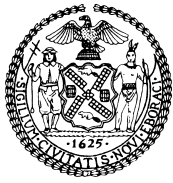
11- Where will the kitchen exhaust system vent to?

Main kitchen vents to roof, pizza oven to 2nd floor roof

12- Applicant's Previous Licensed Establishments and Addresses

Management company currently licensed at this location.

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.



The City of New York
Manhattan Community Board 1

Tammy Meltzer CHAIRPERSON | Zach Bommer DISTRICT MANAGER

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: FEBRUARY 24, 2026

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	23 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **39 Avenue of the Americas**, a new application and temporary retail permit for a transfer of on-premise liquor, wine, beer & cider license for AMTD Hotels Group (USA) LLC and Hersha Hospitality Management LP dba Hilton Garden Inn Tribeca

WHEREAS: The applicant, AMTD Hotels Group (USA) LLC and Hersha Hospitality Management LP dba Hilton Garden Inn Tribeca at 39 Avenue of the Americas, is applying for a new liquor, wine, beer & cider license and temporary retail permit; and

WHEREAS: The location's current license is being transferred to this applicant, with no changes to the management company; and

WHEREAS: The location is a hotel with 6 floors on the ground floor with lobby and restaurant with a total of 65,660 square feet, a public capacity of 265 people, 65 tables and 150 seats, 15 stools, with 5 ADA compliant bathrooms; and

WHEREAS: The committee has approved hotel room service hours of 12:00PM - 12:00AM daily and restaurant bar hours of 11:00AM - 2:00AM daily; and

WHEREAS: There will be no bicycle delivery, no outside seating, no dancing, no other types of non-musical entertainment and windows will be closed; and

WHEREAS: The applicant will have recorded background music, existing sound proof insulation and audio speakers, 17 TV's in the restaurant; and

WHEREAS: Delivery of goods and services to be received daily between 5:00AM and 10:00AM and containerized garbage pickup will be 4:00AM daily; and

WHEREAS: The applicant has represented that **there are no** buildings used exclusively as schools, churches, synagogues, or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that **there are** three or more establishments with on premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The establishment has been advised that a public capacity of 75 persons or more, according to the NYC Department of Building definition of indoor “public assembly,” is considered a “**large venue**” by the community board and will be subject to additional stipulations if capacity is exceeded; and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of new on-premise Liquor, Wine, Beer and Cider license and temporary retail permit for AMTD Hotels Group (USA) LLC and Hersha Hospitality Management LP dba Hilton Garden Inn Tribeca at 39 Avenue of the Americas, **unless** the applicant complies with the limitations and conditions set forth above.

Manhattan Community Board 1 Liquor License Stipulations

I, Feridun Hamdullahpur, as a qualified representative of AMTD Hotels Group (USA) LLC
& Hersha Hospitality Management L.P. located at 39 Avenue of the Americas, New York, New York,
agree to the following stipulations for the applicant's Method of Operation for their Hotel Liquor license

Complete all sections

- (1) My hours of operation will be 11 am-2 am Mon – Wed, 11 am - 2 am Thurs, 11 am - 2 am Fri – Sat, 11 am - 2 am Sun
(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): Hotel Restaurant
_____ with full food service until one hour(s) before closing.
- (3) I will install soundproofing ☐ Yes ☐ No ☒ N/A
(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
5 am - 10 am
- (8) I will employ a doorman/security personnel on the following days and hours: Employees on-site 24 hours per day
- (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 wait at least one year after beginning operation before applying for a sidewalk café license. ☐ Yes ☐ No ☒ N/A
- (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):

(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: Andrew Tocci Phone Number: (212) 966-4091

Alternate Contact: _____ Phone Number: _____

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

X feridun
Signed

Feridun Hamdullahpur, LLC Manager of AMTD Hotels Group (USA) LLC

Dated

Sworn to this 25th day of FEBRUARY 2026

Notary Public

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

VALERIE KARASZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02KA6151318
Qualified in Westchester County
My Commission Expires: 8/14/2026

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: AMTD Hotels (USA) LLC & Hersha Hospitality Management L.P.

Address: 39 Avenue of the Americas, New York, NY 10013

(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: Daily; approximately 4 am

(4) I will have delivery of supplies, goods and services during the hours of 5 am - 10 am

(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: Andrew Tocci Phone Number: (212) 966-4091

Alternate Contact: _____ Phone Number: _____

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

X feridun

Signed Feridun Hamdullahpur, LLC Manager of AMTD Hotels Group (USA) LLC Dated 2/25/2026

Sworn to this 25th day of FEBRUARY 2026

Notary Public

VALERIE KARASZ

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

NOTARY PUBLIC STATE OF NEW YORK
Registration No. 02KA6151318

Qualified in Westchester County

My Commission Expires: 8/11/2026

Rev. 9/2023

MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire
Summary Revised 3/2024

1- Applicant Name

ABC & E Joint Venture, LLC

2- Establishment Name (Corporate & DBA)

Taco Vista

3- Address for Proposed License

125 Carder Road, New York, NY 10004 (Governors Island)

4- Type of License (Full liquor/OP, beer and wine, etc.) Summer On-Premise Liquor

7.1 Type of application

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

5- Proposed Days/Hours of Operation

Mon - Thurs 11AM - 9:30PM Fri - Sat 11AM - 10:30PM Sun 11AM - 9:30PM

4.1 What floor(s) is the establishment on? No interior space for customer.

6- Square Footage of Location No interior seating; ~1/2 acre grounds

7- Method of Operations (bar restaurant, Catering, etc)

Restaurant / concession

8- Outdoor Seating? ☐ Sidewalk ☐ Roadbed ☐ Rooftop, ☐ Terrace, or ☒ Other outside

8.1 Do you intend to apply for DOT Outdoor dining permit? ☐ Yes ☒ No

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? Kitchen equipped with a precipitator

12- Applicant's Previous Licensed Establishments and Addresses

Taco Vista. 140 Carder Road, New York, NY 10004 (Governors Island)

Governors Beer Co. 517 Carder Road, New York, NY 10004 (Governors Island) **Not active**

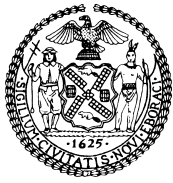
Schilling Restaurant & Bar. 109 Washington St, New York, NY 10006

Alphabet City Beer Co. 96 Avenue C, New York, NY 10009

Lois Bar. 98 Avenue C, New York, NY 10009

Alphabet City Wine Co. 100 Avenue C, New York, NY 10009

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The City of New York
Manhattan Community Board 1

Tammy Meltzer CHAIRPERSON | **Zach Bommer** DISTRICT MANAGER

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: FEBRUARY 24, 2026

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	30 In Favor	1 Opposed	0 Abstained	1 Recused

RE: **125 Carder Road**, a new application for a method of operation change to amend hours of operation to 4AM, extend seasonal closing dates and allow ticketed events for their summer on-premise liquor, wine, beer & cider license by ABC&E Joint Venture LLC dba Taco Vista

WHEREAS: The applicant, ABC&E Joint Venture LLC dba Taco Vista at 125 Carder Road, is applying for a method of operation change to amend hours of operation to 4AM, extend seasonal closing dates and allow ticketed events on the summer on-premise liquor, wine, beer & cider license; and

WHEREAS: The applicant will be extending their seasonal closing from October 31st to November 30th; and

WHEREAS: The establishment is a ½ acre restaurant concession, with 3 bars 8 tables and 60 seats outdoor, 4 standard bathrooms and 1 ADA bathroom; and

WHEREAS: The committee has approved the following hours:

- Regular hours of operation 11:00AM - 9:30PM Sunday to Thursday and 11:00AM -10:30PM Friday to Saturday with a public capacity of 199
- *Corporate gathering/watch party hours: 11:00am-4:00am , with Temporary Place of Assembly (TPA) 500
- *Standing room events with limited seating: 11:00am-4:00am, with TPA 950

* with written approval from the Trust for Governors Island

WHEREAS: The applicant will be able to host ticketing events and apply for a catering/ one day alcohol permit, outside of regular operating hours, with the approval of the Trust for Governors Island via signed landlord authorization or similar; and

WHEREAS: The applicant will have DJ, recorded background music, live music, and other non-musical entertainment and 5 TVs for events only; and

WHEREAS: Delivery of goods and services will be received daily between 6:30AM and 9:30AM and garbage pickup and security is arranged by the Governors Island Trust; and

WHEREAS: The establishment has been advised that a public capacity of 75 persons or more, according to the NYC Department of Building definition of indoor “public assembly,” is considered a “**large venue**” by the community board and will be subject to additional stipulations if capacity is exceeded; and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a method of operation change to amend hours of operation for events to 4AM, extend seasonal closing to November 30 and allow ticketed events for summer on-premise Liquor, Wine, Beer and Cider license and temporary retail permit for ABC&E Joint Venture LLC dba Taco Vista at 125 Carder Road, **unless** the applicant complies with the limitations and conditions set forth above.

Manhattan Community Board 1 Liquor License Stipulations

I, David Hitchner, as a qualified representative of ABC & E Joint Venture LLC, located at 125 Carder Road, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their Summer Seasonal Restaurant OP license

(1) My requested hours of operation are 11am - 9:30pm Monday - Thursday, 11am - 10:30pm Friday - Saturday, 11am - 9:30pm Sunday

(1.a) CB approved hours of operation ^{4am close for events*} 11a-9:30p Monday - Thursday, 11a-10:30p Friday - Saturday, 11a-9:30p Sunday
(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, (please describe type of establishment):

Mexican Bar and Grill with full food service until 30 ~~hours~~ before closing.

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

(please describe location)

(4) I will have: DJs ☒ Yes ☐ No Live Music ☐ Yes ☐ No Recorded Music ☒ Yes ☐ No Dancing ☐ Yes ☒ No
Promoted events ☐ Yes ☒ No Cover event ☒ Yes ☐ No Scheduled performances ☒ Yes ☐ No

(5) Volume of music, events, 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 N/A Mon- Thur, N/A Fri - Sat N/A Sun.

☐ I will not have open doors or windows.

(7) I will have delivery of regular supplies, goods and services during the hours of 6:30am - 9:30am

(8) I will have garbage collected during the hours of daily routes by Governors Island

(9) I will employ a doorman/security personnel on the following days and hours: For normal operations, we will be relying on

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

(11) 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. ☒

(12) I will not apply for a sidewalk café license until at least a year after beginning operation. ☐ Yes ☐ No N/A

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

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

(15) I will (additionally):

Seasonal closing date is extended to Nov 30th.

Normal hours: Sun to Thurs 11:00am - 9:30pm, Fri to Sat 11:00am -10:30pm, public capacity 199

Events:

*Corporate gathering/watch party hours: 11:00am-4:00am , with Temporary Place of Assembly 500

*Standing room events with limited seating: 11:11am-4:00am, with TPA 950

(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: David Hitchner Phone Number: (917) 318-5256

Alternate Contact: _____ Phone Number: _____

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

David Hitchner
Signed

Sworn to this 20 day of FEB 2026

Notary Public

Dated

2-20-2026

BRIAN M BENNETT
Notary Public, State of New Jersey
My Commission Expires Nov 5, 2029

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. 3/2024

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: ABC & E Joint Venture LLC

Address: 125 Carder Road, New York, NY 10004 (Governors Island)

(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: daily routes by Governors Island

(4) I will have delivery of any event supplies, goods and services during the hours of 6:30am - 9:30am

(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):

operate alcohol service until 4am, only with the approval of the Trust for Governors Island.

apply for a catering/ one day alcohol permit outside of regular operating hours, only with approval from the Trust for Governors Island via signed landlord authorization or similar.

(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: David Hitchner

Phone Number: (917) 318-5256

Alternate Contact: _____

Phone Number: _____

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

David Hitchner
Signed

2-20-2026
Dated

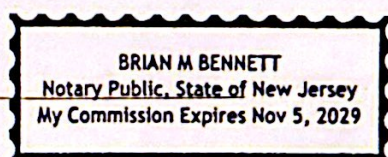
Sworn to this 20

day of

FEB

2026

Brian Bennett
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.

Rev. 3/2024

MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire
Summary Revised 3/2024

1- Applicant Name

PARIS CAFE MANAGEMENT 1 LLC

2- Establishment Name (Corporate & DBA)

PARIS CAFE

3- Address for Proposed License

119 PECK SLIP AKA 119 SOUTH STREET NEW YORK, NY 10018

4- Type of License (Full liquor/OP, beer and wine, etc.) **OP-TRANSFER/ASSET SALE**

7.1 Type of application

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

5- Proposed Days/Hours of Operation

Mon - Thurs **11AM-4AM** Fri - Sat **11AM-4AM** Sun **11AM-4AM**

4.1 What floor(s) is the establishment on? **GROUND FLOOR**

BASEMENT

6- Square Footage of Location **APPROX. 4,740 SQ. FT.**

7- Method of Operations (bar restaurant, Catering, etc)

RESTAURANT

8- Outdoor Seating? ☒ Sidewalk ☒ Roadbed ☐ Rooftop, ☐ Terrace, or ☐ Other outside

8.1 Do you intend to apply for DOT Outdoor dining permit? ☒ Yes ☐ No

9- Type of Music ? ☒ Live ☒ Recorded ☒ DJ

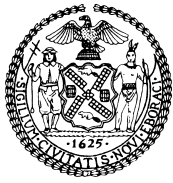
10- Volume of Music? ☒ Background ☐ Other

(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? **NO CHANGES FROM CURRENT**

12- Applicant's Previous Licensed Establishments and Addresses

N/A



The City of New York
Manhattan Community Board 1

Tammy Meltzer CHAIRPERSON | **Zach Bommer** DISTRICT MANAGER

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: FEBRUARY 24, 2026

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	6 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	1 Opposed	0 Abstained	0 Recused
BOARD VOTE:	31 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **119 Peck Slip aka 42 Peck Slip aka 119 South Street**, a method of operation change and temporary retail permit on a transfer application for on-premise liquor, wine, beer & cider license for Paris Cafe Management 1 LLC

WHEREAS: The applicant, Paris Cafe Management 1 LLC at 119 Peck Slip aka 42 Peck Slip aka 119 South Street, is acquiring a transfer license and applying for method of operation change for the on- premise liquor, wine, beer & cider license and temporary retail permit; and

WHEREAS: The location is a licensed protected historical building and is exempt from the ADA bathroom requirements; and

WHEREAS: The location is a french restaurant on the ground floor and basement with a total of 4740 square feet, a public capacity of 160 people, 43 tables and 105 seats and two standard bathrooms; and

WHEREAS: The committee has approved the applicant to retain the previous hours of operation 11:00AM - 4:00AM daily, the fact that the property is isolated and close to the highway was taken into consideration; and

WHEREAS: The applicant will have live and recorded background music, DJ, existing sound proofing measures, existing speakers, 0 Tvs and management along with staff will be controlling the flow of traffic so as not to disrupt pedestrian and vehicle traffic or the neighbors; and

WHEREAS: The committee has approved 12 buyouts per year with no dancing with the agreement that the applicant may return to the community board after 5 months of operation; and

WHEREAS: The applicant plans to apply for DOT outdoor seating in the future; and

WHEREAS: The applicant has represented that **there are** buildings used exclusively as schools, churches, synagogues, or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that **there are** three or more establishments with on premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The establishment has been advised that a public capacity of 75 persons or more, according to the NYC Department of Building definition of indoor “public assembly,” is considered a “**large venue**” by the community board and will be subject to additional stipulations if capacity is exceeded; and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a method of operation change on the transfer of on-premise Liquor, Wine, Beer and Cider license and temporary retail permit for Paris Cafe Management 1 LLC at 119 Peck Slip aka 42 Peck Slip aka 119 South Street, **unless** the applicant complies with the limitations and conditions set forth above.

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: PARIS CAFE MANAGEMENT 1 LLC

Address: 119 PECK SLIP AKA 119 SOUTH STREET

(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: PENDING

(4) I will have delivery of any event supplies, goods and services during the hours of PENDING

(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):

have approved 12 buyouts per year with no dancing

(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: JULIEN LEGEARD

Phone Number: 9174035153

Alternate Contact: _____

Phone Number: _____

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

Signed _____

03/06/2026

Dated _____

Sworn to this 6

day of MARCH

2026

Notary Public Sharon Dany

See attached

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. 3/2024

NEW YORK ALL-PURPOSE ACKNOWLEDGMENT
REAL PROPERTY LAW §309-a

State of New York

County of NEW YORK } ss.

On the 6 day of MARCH in the year 2026 before me,
Day Month Year

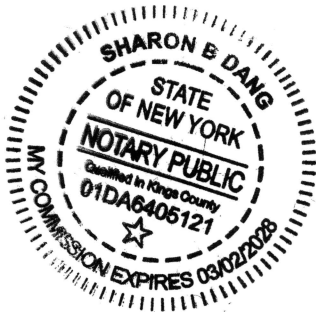
the undersigned personally appeared JULIEN LEGERARD,
Name of Signer

(and N/A), personally known to me or
Name of Additional Signer, if Any

proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
Signature of Notary Public
Notary Public — State of New York

Place Seal Below OR Complete Lines Below



Sharon Dang
Name of Notary
KINGS

Name of County in Which Originally Qualified

3/2/2028

Commission Expiration Date

BRONX, New York

Name of County in Which Certificate of Official
Character Filed (if required)

OPTIONAL

Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: MANHATTAN COMMUNITY BOARD LIQUOR LICENSE
STIPULATION FOR LARGE VENUE ESTABLISHMENTS

Document Date: 3/6/26 Number of Pages: (1)

Signer(s) Other Than Named Above: N/A

Manhattan Community Board 1 Liquor License Stipulations

I, JULIEN LEGEARD, as a qualified representative of PARIS CAFE MANAGEMENT 1,
located at 119 PECK SLIP AKA 119 SOUTH STREET, New York, New York, agree to
the following stipulations for the applicant's Method of Operation for their RESTAURANT license

(1) My requested hours of operation are 11a-4am Monday – Thursday, 11a-4am Friday – Saturday, 11a-4am Sunday

(1.a) CB approved hours of operation 11a-4am Monday – Thursday, 11a-4am Friday – Saturday, 11a-4am Sunday
(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, (please describe type of establishment):

RESTAURANT with full food service until 1 hour(s) before closing.

(3) I will install soundproofing (please describe type) existing sound proofing measures

(please describe location) _____

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

(5) Volume of music, events, 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 11pm Mon- Thur, 11pm Fri - Sat 11pm Sun.

☒ I will not have open doors or windows.

(7) I will have delivery of regular supplies, goods and services during the hours of _____

(8) I will have garbage collected during the hours of pending

(9) I will employ a doorman/security personnel on the following days and hours: _____

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

(11) 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. ☒

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

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

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

(15) I will (additionally):

have approved 12 buyouts per year with no dancing

(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: JULIEN LEGEARD Phone Number: 917-403-5153

Alternate Contact: _____ Phone Number: _____

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

Signed [Signature] Dated 03/06/2026

Sworn to this 6 day of MARCH
2026 Notary Public Sharon Dany

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. 3/2024

NEW YORK ALL-PURPOSE ACKNOWLEDGMENT
REAL PROPERTY LAW §309-a

State of New York

County of New York } ss.

On the 6 day of MARCH in the year 2026 before me,

the undersigned personally appeared JULIEN LEJEARD

(and N/A), personally known to me or

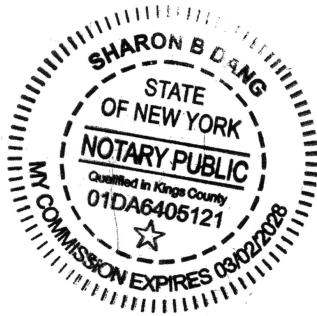
Name of Additional Signer, if Any

proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]

Signature of Notary Public
Notary Public — State of New York

Place Seal Below OR Complete Lines Below



Sharon Dang

Name of Notary

KINGS

Name of County in Which Originally Qualified

3/2/2028

Commission Expiration Date

Bronx, New York

Name of County in Which Certificate of Official Character Filed (if required)

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: MANHATTAN COMMUNITY BOARD 1 LICENSE

Document Date: 3/6/26 Number of Pages: 1

Signer(s) Other Than Named Above: N/A

MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire Summary
Revised 10/2023

1- Applicant Name

THE KIOSK PASTA BAR LLC

2- Establishment Name (Corporate & DBA)

THE KIOSK PASTA BAR

3- Address for Proposed License

1A & 1B CENTRE STREET - NEW YORK - NY - 10007

4- Proposed Days/Hours of Operation

SUN:12PM-12AM MON/WED:11AM-12AM THU/SAT:11AM-01AM
THE HOURS INDICATED ABOVE REFER TO THE SERVICE OF ALCOHOLIC BEVERAGES.

4.1 What floor(s) is the establishment on?

GROUND FLOOR

4.2 Any ☐ Rooftop, ☐ Terrace, ☐ Sidewalk ☐ Roadbed or ☒ other outside usage? ↓

5- Square Footage of Location

LICENSED SOUTH PLAZA (DOT CONCESSION)

9,870 SQ. FT.

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

FULL-SERVICE RESTAURANT
KIOSKS FEATURING A PROFESSIONAL KITCHEN FOR ON-SITE FOOD
PREPARATION AND A COMPREHENSIVE BEVERAGE PROGRAM.
INCLUDES A LICENSED OUTDOOR SEATING AREA (DOT CONCESSION)

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

FULL LIQUOR O/P

7.1 Type of application

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

8- Outdoor Seating? ☒ *Sidewalk ☐ Roadbed

*** LICENSED OUTDOOR PLAZA (DOT CONCESSION)**

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)

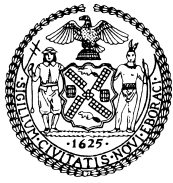
11- Where will the kitchen exhaust system vent to?

KITCHEN EXHAUST SYSTEM WITH TYPE 1 HOOD FOR GREASE
AND SMOKE VENTED TO THE EXTERIOR.

12- Applicant's Previous Licensed Establishments and Addresses

NONE

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.



The City of New York
Manhattan Community Board 1

Tammy Meltzer CHAIRPERSON | **Zach Bommer** DISTRICT MANAGER

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: FEBRUARY 24, 2026

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	5 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	31 In Favor	0 Opposed	0 Abstained	0 Recused

- RE: **1A & 1B Centre Street**, a new application and temporary retail permit for on-premise liquor, wine, beer & cider license for The Kiosk Pasta Bar LLC dba The Kiosk Pasta bar
- WHEREAS: The applicant, The Kiosk Pasta Bar LLC dba The Kiosk Pasta bar at 1A & 1B Centre Street, is applying for a new liquor, wine, beer & cider license and temporary retail permit; and
- WHEREAS: The location includes two identical octagonal kiosks 12.7 ft in diameter (133.88 sqft each) with beverage service at the outdoor south plaza, licensed DOT concession, with a total of 9,870 square feet, a public capacity of <74 people, 18 tables and 72 seats, with 1 planned ADA compliant bathroom; and
- WHEREAS: The committee has approved hours of operation Monday to Wednesday 7:00AM to 1:00AM, Thursday to Saturday 7:00AM - 2:00AM and Sunday 7:00AM -1:00AM daily and the applicant has specified that they will stop alcohol service one hour before closing; and
- WHEREAS: The applicant understands that per NYSLA rules, alcohol service may only begin 8:00AM on Monday to Saturday and 10:00AM on Sundays; and
- WHEREAS: There will be no stand up counter service is provided to the public, no bicycle delivery, no dancing, no promoted events, no cover fee events and windows will be opened for service, there will be table service and the manager will be on site to enforce method of operation restrictions; and
- WHEREAS: The applicant will have recorded background music, 10, 6 inch weatherproof speakers mounted under the kiosk overhang, pointing downward toward seating area and 0 TVs; and
- WHEREAS: The applicant will enforce strict ID verification for every purchase and wristbands, seating area will be enclosed with retractable belt stanchions, alcohol

regulations on every table and high definition cctv system for security monitoring and oversight; and

WHEREAS: The committee has expressed concern about general safety, lighting, restricting flow of pedestrian traffic in this area, as there is a subway entrance on site of this plaza, in addition to a safety concern regarding the close proximity to the crosswalks leading to the Brooklyn Bridge walkway; and

WHEREAS: The applicant has stated that decisions concerning extra lighting in this area, as well as, the potential to use table umbrellas are at the discretion of the Public Design Commission; and

WHEREAS: Delivery of goods and services will be received daily between 7:00AM and 10:00AM and containerized garbage pickup will be 2:00AM-7:00AM daily; and

WHEREAS: The applicant has represented that **there are no** buildings used exclusively as schools, churches, synagogues, or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that **there are no** three or more establishments with on premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of new on-premise Liquor, Wine, Beer and Cider license and temporary retail permit for The Kiosk Pasta Bar LLC dba The Kiosk Pasta bar at 1A & 1B Centre Street, **unless** the applicant complies with the limitations and conditions set forth above.

Manhattan Community Board 1 Liquor License Stipulations

I, GIOIA GATTI, as a qualified representative of THE KIOSK PASTA BAR LLC
located at 1A & 1B CENTRE STREET, New York, New York,
agree to the following stipulations for the applicant's Method of Operation for their **FULL LIQUOR** license

Complete all sections

- (1) My hours of operation will be **07AM/01AM** Mon – Wed, **07AM/02AM** Thurs, **07AM/02AM** Fri – Sat, **07AM/01AM** Sun
(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): **FULL-SERVICE RESTAURANT WITH FOOD PREPARED BY CHEFS/COOKS** with full food service until 1 hour(s) before closing.
- (3) I will install soundproofing ☐ Yes ☐ No ☒ N/A
(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
GARBAGE: 02:00AM-07:00AM / DELIVERIES: 07:00AM-10:00AM
- (8) I will employ a doorman/security personnel on the following days and hours: **NONE**
- (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 wait at least one year after beginning operation before applying for a sidewalk café license. ☐ Yes ☐ No ☒ N/A
- (12) I will conspicuously post this stipulation form beside my liquor license inside of my business. ☒
- (13) I confirm that I have **ZERO (0)** violations from previous establishments for which I have served as a principal.
- (14) I will (additionally):

THE HOURS INDICATED ABOVE IN POINT 1) REFER EXCLUSIVELY TO THE GENERAL OPERATING HOURS OF THE KIOSKS AND THE RESTAURANT OPEN TO THE PUBLIC. THE SALE AND SERVICE OF ALCOHOLIC BEVERAGES SHALL OCCUR SOLELY AND EXCLUSIVELY WITHIN THE SPECIFIC TIME FRAMES SET OUT BELOW:

MONDAY - WEDNESDAY: 11:00AM/12:00AM

THURSDAY - SATURDAY: 11:00AM/01:00AM

SUNDAY: 12:00PM/12:00AM

(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: PAOLO ZACCHIA Phone Number: 347-666-6308

Alternate Contact: GIOIA GATTI Phone Number: 347-666-0296

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

Signed

Sworn to this

28

day of

FEB, 2026

Dated

02/28/2026

Notary Public

Joseph Cinicola
Notary Public, State of New York
Reg. No. 01CI0027568

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.

Qualified in Westchester County
Commission Expires August 5, 2028