



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

www.cb3manhattan.org - info@cb3manhattan.org

Jamie Rogers, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval within Saturated Area

I, Stefan Ramirez, as a qualified representative of TD AB LLC located at 29 Avenue B, New York, NY agree to the following stipulations:

- 1. I will operate a full-service restaurant, specifically a (type of restaurant) cafe/restaurant
Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be:
Mon 10am - 12am; Tue 10am - 12am; Wed 10am - 12am;
Thu 10am - 12am; Fri 10am - 12am; Sat 10am - 12am; Sun 10am - 12am.
3. I will not use outdoor space for commercial use.
4. I will operate my sidewalk cafe no later than
5. I will employ a doorman/security personnel on the following days:
6. I will install soundproofing,
7. I will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
I will have a closed fixed facade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
8. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than DJs/ promoted events per, more than private parties per
9. I will play ambient recorded background music only.
10. I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
11. I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
12. I will not participate in pub crawls or have party buses come to my establishment.
13. I will not have unlimited drink specials, including boozy brunches, with food.
14. I will not have a happy hour or drink specials with or without time limitations OR I will have happy hour and it will end by.
15. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.
Name: Stefan Ramirez <stefen@tea-dealers.com> Phone Number: 646.634.1770
18. I will:

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

Signed

Dated

Sworn to this 29th day of June 2017 Shikang Li

Notary Public

by Ramirez Stefan State of New York County of New York Reg. No. 01216358284 Exp: 5/8/2021



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Community Board 3 Liquor License Application Questionnaire

Today's Date: JUNE 30 2017

APPLICANT

1. Name of applicant and principle(s): STEFAN RAMIREZ, ANDREAS VAGELATOS, SHIN WON YOON
2. Premise address: 29 AVENUE B; NEW YORK 10009
3. Cross streets: BETWEEN 2ND AND 3RD AVENUES
4. Trade name (DBA): (PENDING)
5. Check which you are applying to: New liquor licence Alteration of an existing license Sale of assets
6. If alteration, describe nature of alteration: N/A
7. Is location currently licensed? Yes No
8. Type of license: BEER AND WINE
9. Previous or current use of the location: CAFE/RESTAURANT
10. Corporation and trade name of current location: TD AB LLC
11. Type of building and number of floors: MIXED USE, 6 FLOORS
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? Yes No **12a.** What is the permitted occupancy indoors and outdoors? N/A
13. Do you plan to apply for Public Assembly permit? Yes No
14. What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2): R7A - C1-5
15. How many licensed establishments are within 1 block? (RW ONLY) 5
16. How many On-Premise (OP) liquor licenses are within 500 feet? (RW ONLY) 13
17. Is premise within 200 feet of any school or place of worship? Yes No

PROPOSED METHOD OF OPERATION

18. Describe your method of operation: CAFE/RESTAURANT
19. Will any other business besides food or alcohol service be conducted at premise? Yes No
20. If yes, please describe what type: RETAIL TEA SHOP AND CERAMIC SHOP
21. What are the proposed days/hours of operation (specify days/hours each day and hours of outdoor space if applicable):
11A-12A ALL DAYS 22. Total number of table: 4 23. Total number of seats: 20

24. How many stand-up bars/ bar seats are located on the premise? 13 (A stand up bar is any bar or counter, whether with seating or not, over which a patron can order, pay for, and receive an alcoholic beverage.)
25. Describe all bars (length, shape, and location): CENTER U-SHAPED BAR (32')
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? ALL HOURS
28. What type of food is available for sale? SMALL BITES / ASIAN FOOD
29. Will a manager or principal always be on site? Yes No If yes, which? STEFAN RAMIREZ (PRINCIPAL)
30. How many employees will there be? 2-3 AT ONE TIME
31. Do you have or plan to install French doors accordion doors or windows?
32. Will there be TVs/monitors? Yes No (If Yes, how many?) 0
33. Will premise have music? Yes No 33a. If Yes, what type of music? Live Music Juke box
 DJ Tapes/CDs/iPod
34. If other type, please describe: N/A (RECORDED)
35. What will be the music volume? Background (quiet) Entertainment level
36. Please describe your sound system: 5 IN-CEILING SPEAKERS CONNECTED TO COMPUTER
37. Will you host any promoted events, scheduled performances or any event at which a cover fee is charged? Yes No
38. If Yes, what type of events or performances are proposed and how often? N/A
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? N/A - THIS WILL NOT BE AN ISSUE
40. Will there be security personnel? Yes No 40a. If Yes, how many and when? N/A
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? NO ISSUES.
42. Do you have sound proofing installed? Yes No 43. If not, do you plan to install sound-proofing? Yes No

APPLICANT HISTORY

44. Has this corporation or any principal been licensed previously? Yes No If yes, please indicate name of establishment(s): N/A
45. Address: N/A 47. Community Board # N/A
46. Dates of operation: N/A
47. Has any principal had work experience similar to the proposed business? Yes No If yes, explanation of experience or resume. X PLEASE REQUEST IF NEEDED
48. Does any principal have other businesses in this area? Yes No If yes, give trade name and describe type of business: N/A
49. Has any principal had SLA reports or action within the past 3 years? Yes No If yes, attach list of violations and dates of violations and outcomes.

COMMUNITY OUTREACH

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups.



THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS
 CERTIFICATE OF OCCUPANCY

ALT# 1182/86

BOROUGH MANHATTAN

DATE **DEC 05 1988** NO. **33247**

This certificate supersedes C.O. No. **32375(T)**

ZONING DISTRICT **CL-5 in R7-2**

THIS CERTIFIES that the ~~new~~ ^{YNY} ~~altered~~ ^{XXXXXX} ~~existing~~ building-premises located at
27-33 Avenue B SEC of Ave. B and East Third Avenue

Block **335** Lot **5**

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	O.C.				6		Laundry, gas/elec., meter room boiler room, comm. storage
1st Floor	100		1	2	6,2	Res/comm.	Stores, lobby, CL "A" apartment
2nd Floor	40		9	15	2	Res.	CL "A" apartments
3rd Floor	40		9	15	2	Res.	CL "A" apartments
4th Floor	40		8	15	2	Res.	CL "A" apartments
5th Floor	40		9	15	2	Res.	CL "A" apartments
6th Floor	40		8	15	2	Res.	CL "A" apartments
			CLASS A				
			MULTIPLE DWELLING				
			OLD CODE				

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED
 WITHIN THE BUILDING WITHIN THE RULES
 OF THE DEPARTMENT OF BUILDINGS, WHICH ARE EFFECTIVE AS OF MARCH 31ST, 1967.