

THE CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD 3  
59 East 4th Street - New York, NY 10003  
Phone (212) 533-5300  
www.cb3manhattan.org - mn03@cb.nyc.gov

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, Suhail Mandani, as a qualified representative of Saltwaternyc LLC  
located at 345 East 12th Street, New York, NY agree to the following stipulations:

1. ☐ I will operate a full-service restaurant, specifically a (type of restaurant) \_\_\_\_\_  
☒ Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be:  
Mon 7 AM - 12 AM; Tue 7 AM - 12 AM; Wed 7 AM - 12 AM;  
Thu 7 AM - 12 AM; Fri 7 AM - 12 AM; Sat 8 AM - 12 AM; Sun 8 AM - 12 AM.  
(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)
3. ☒ I may apply for sidewalk and/or roadbed dining as allowed by the temporary Open Restaurants program but will close all outdoor dining by 10:00 p.m. all days and not have any music, speakers or tv monitors. I will not have commercial use of backyard, sideyard, or rooftop. Any approved outdoor space will close no later than 10:00 p.m.
4. ☒ I will close any front or rear façade 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 façade 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.
5. I will not have ☒ DJs, ☒ live music, ☒ promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☐ more than \_\_\_\_\_ private parties per \_\_\_\_\_.
6. ☒ I will play ambient recorded background music only. 0 number of TVs.
7. ☒ 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.
8. ☒ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
9. ☒ I will not apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.
10. ☒ I will not participate in pub crawls or have party buses come to my establishment.
11. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
12. ☐ 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 7 PM. - **Please indicate one of the above** -
13. ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
14. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
15. ☒ 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: Suhail Mandani Phone Number: (407) 538-3485

16. ☒ I will: \_\_\_\_\_

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

Signed

Sworn to this

23<sup>rd</sup>

day of

January

2024

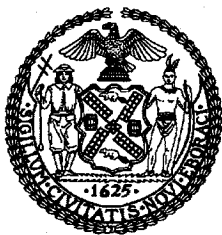
Dated

Notary Public

01/23/24

[Signature]

NELISTER RIVIERE  
Notary Public - State of New York  
NO. 01RI6259112  
Qualified in Kings County  
My Commission Expires Jun 20, 2024



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**Community Board 3 Liquor License Application Questionnaire for Administrative Approval**

Today's Date: 01/23/24

**APPLICANT**

1. Name of applicant and principle(s): Saltwaternyc LLC, Suhail Mandani, Siddharth Chitnis
2. Premise address: 345 E 12th St New York, NY 10003
3. Cross streets: 12th St and 1st Ave
4. Trade name (DBA): Saltwater Coffee / Nightshift
5. Check which you are applying to: ☒ New liquor license ☐ Alteration of an existing license ☐ Sale of assets
6. If alteration, describe nature of alteration: Only beer and wine (tavern wine license)
7. Is location currently licensed? ☐ Yes ☒ No
8. Type of license: N/A
9. Previous or current use of the location: Coffee Shop
10. Corporation and trade name of current location: SaltwaternycLLC
11. Type of building and number of floors: Walk Up Building / Ground Floor Retail
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? Cafe (indoor)
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): R8B
15. How many licensed establishments are within 1 block? N/A
16. How many On-Premise (OP) liquor licenses are within 500 feet? N/A
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: Coffee shop during the day, beer and wine in the evening
19. Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☒ No
20. If yes, please describe what type: Just coffee, light fare, beer, and wine
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable: Monday-Friday (7 AM - 12 AM), Saturday & Sunday (8 AM-12 AM), no outdoor
22. Total number of table: 3 23. Total number of seats: 14
24. How many stand-up bars / bar seats are located on the premise? 1

(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): Counter bar for register 6' x 4'
26. Does premise have a full kitchen? ☐ Yes ☒ No
27. What are the hours kitchen will be open? 7 AM - 12 AM
28. What type of food is available for sale? Snacks, pastries, nuts, cheese, simple sandwiches
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Manager and/or Principal
30. How many employees will there be? 6 - 8
31. Do you have or plan to install? ☐ French doors ☐ accordion doors ☐ windows
32. Will there be TVs / monitors? ☐ Yes ☒ No If Yes, how many? \_\_\_\_\_
33. Will premise have music? ☒ Yes ☐ No 33a. If Yes, what type of music? ☐ Live Music ☐ Jukebox  
☐ DJ ☒ Tapes / CDs / iPod
34. If other type, please describe: Just light ambient music from a speaker
35. What will be the music volume? ☒ Background (quiet) ☐ Entertainment level
36. Please describe your sound system: Bose Soundtouch single speaker
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? \_\_\_\_\_  
Not expected as we are just trying to implement a quiet wine program
40. Will there be security personnel? ☐ Yes ☒ No 40a. If Yes, how many and when? \_\_\_\_\_
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? \_\_\_\_\_  
Music will be set to low sound. We don't have enough seating to make a ruckus.
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 45a. 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. He is a licensed bartender and mixologist and runs a private wine club. He is also the GM/Owner of two NYC coffee shops for 6 years.
48. Does any principal have other business in the area? ☐ Yes ☒ No If yes, give trade name and describe type of business: \_\_\_\_\_
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.

# **ATTENTION RESIDENTS & NEIGHBORS**

Saltwater Coffee (407.538.3485)

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**Company/DBA Name and Contact Number for Questions**

**plans to open a**

Beer & Wine Bar (no outdoor cafe)

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**(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden**

**at the following location**

345 E 12th St New York, NY 10003

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**Building Number and Street Name (Address)**

**This establishment is seeking a license to serve**

Beer & Wine

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**Beer & Wine or Beer**

info@saltwaternyc.com

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**Applicant Contact Information**

**Contact the Applicant or COMMUNITY BOARD 3  
With any questions or concerns.  
mn03@cb.nyc.gov - www.cb3manhattan.org**