

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT		DOING BUSINESS AS (DBA)			
Mamma RISTORANTE CORP.		GUANTANAMERA			
STREET ADDRESS		CROSS STREETS			
939 8TH AVE - NY, NY 10019		8TH AVE BET 55TH & 56TH STREETS			
OWNER	NAME:	RAMON MARIO ZARATE	ATTORNEY		
	PHONE:	212-262-5354		NAME:	
	FAX:			PHONE:	
			JAVIER DOURAL		
			718-263-3700		
			718-263-3707		
MANAGER	NAME:		LANDLORD		
	PHONE:			NAME:	
	FAX:			PHONE:	
			EIGHTH & 56TH ASSOCIATES		
			212-582-9080		
			212-977-9190		
DESCRIPTION OF BUSINESS					
Establishment Type:	<input type="radio"/> Bar/Tavern <input type="radio"/> Bed & Breakfast <input type="radio"/> Eating Place Beer <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" type="radio"/> Restaurant <input type="radio"/> Catering Establishment <input type="radio"/> Club (Fraternal Organization - Members Only) <input type="radio"/> Other (Explain): Bar/Arcade				
Method of Operation:	<input checked="" type="radio"/> Restaurant <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Pizzeria <input type="radio"/> Cafe <input type="radio"/> Other (Explain): Bar/Arcade				
License Type:	<input checked="" type="radio"/> On-Premise <input type="radio"/> Wine <input type="radio"/> Beer <input type="radio"/> Wine & Beer				
APPLICATION TYPE <i>(check one)</i>	<input type="radio"/> New	Has applicant owned or managed a similar business?	YES	NO	
		What is/was the name of establishment?			
		What is/was the address of the establishment?			
		What were the dates the applicant was involved with this former premise?			
	<input checked="" type="radio"/> Transfer	What is the prior license #?	Corporate Change	1211855	
		What is the expiration date on the prior license?		11/20/2014	
		Are you making any alterations or operational changes?	YES	<input checked="" type="radio"/> NO	
		<i>If alterations or operational changes are being made, please attach the plans to this form.</i>			
	<input type="radio"/> Alteration	What is the current license #?			
		What is the expiration date on the current license?			
<i>Please describe the nature of the alterations and attach the plans</i>					

OPERATIONAL ISSUES

HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	12-3 ³⁰ _{PM} AM	12 ³⁰ _{PM} - 3 ³⁰ _{AM}						
	Music	8 ³⁰ _{PM} - 12 _{AM}	8 ³⁰ _{PM} - 12 _{AM}	8 ³⁰ _{PM} - 12 _{AM}	8 ³⁰ _{PM} - 12 _{AM}	8 ³⁰ _{PM} - 1 _{AM}	8 ³⁰ _{PM} - 1 _{AM}	8 ³⁰ _{PM} - 12 _{AM}	
	Kitchen	12-12	12-12	12-12	12-12	12-1	12-1	12-12	

OCCUPANCY	INDOOR				BAR			OUTSIDE	
	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Bars	Number of Seats	Number of Tables
	117	117	27	95	0	2	16	0	0

How many floors are there? What is the capacity for each floor? (please respond in space provided)	<input checked="" type="radio"/> 1-2	<input type="radio"/> 3-4	<input type="radio"/> 5+	117
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)	YES	<input checked="" type="radio"/> NO	N/A	
Will applicant have bottle service?	YES	<input checked="" type="radio"/> NO	N/A	
Will you be hosting private parties and promotional events?	<input checked="" type="radio"/> YES	NO	N/A	Occasionally
Will outside promoters be used?	YES	<input checked="" type="radio"/> NO	N/A	
Will the security plan submitted be implemented?	YES	NO	<input checked="" type="radio"/> N/A	
Will State certified security personnel be used?	YES	NO	<input checked="" type="radio"/> N/A	
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?	YES	NO	<input checked="" type="radio"/> N/A	
Will the applicant be using delivery bicycles? If yes, have you applied to DOT for bicycle rack? Delivery bicycles are to be clearly marked with the name of the restaurant and staff will wear attire clearly noting name. (please respond in space provided)	<input checked="" type="radio"/> YES	NO	N/A	No Rack. Not left in street
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)	YES	<input checked="" type="radio"/> NO	N/A	
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)	YES	NO	<input checked="" type="radio"/> N/A	
Will applicant provide contact information to neighbors and respond to complaints that arise?	<input checked="" type="radio"/> YES	NO	N/A	
Will you inform the Community Board office of your job openings and/or provide a hyperlink to your jobs webpage?	<input checked="" type="radio"/> YES	NO	N/A	
If you plan to have music, what type(s)?	<input checked="" type="radio"/> BACKGROUND	<input checked="" type="radio"/> LIVE MUSIC	<input type="radio"/> DJ	

BUILDING DESIGN

Doors and windows will be closed when any amplified music is played and in the event of no amplified sound, will be closed by 11 PM Friday and Saturday and 10 PM on all other days.	<input checked="" type="radio"/> YES	NO	N/A
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	NO	N/A
Do you agree to comply with DOB rules concerning a storm enclosure? Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front.)	YES	NO	<input checked="" type="radio"/> N/A

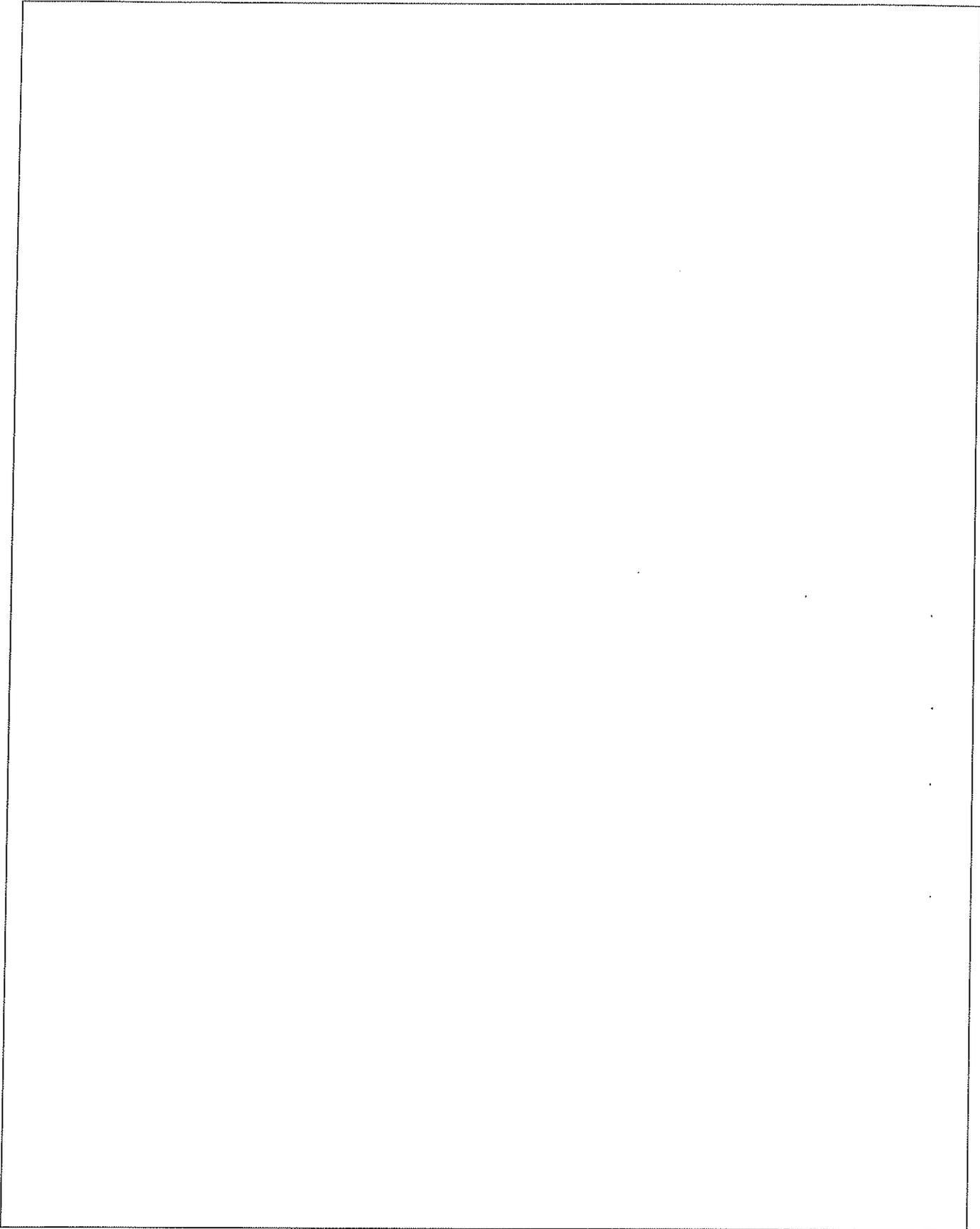
OUTDOOR ITEMS			
Will applicant use the rooftop, rear yard or any outdoor space?	YES	<input checked="" type="radio"/> NO	N/A
If yes to the above, the rear yard, rooftop, and any outdoor space will be closed and vacated by 11 PM on Friday & Saturday and 10 PM on all other days.	YES	NO	<input checked="" type="radio"/> N/A
The service and consumption of alcohol in the rear yard, on the rooftop, or in any other outdoor space will be only via seated food service.	YES	NO	<input checked="" type="radio"/> N/A
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	NO	<input checked="" type="radio"/> N/A
Applicant will do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes possibly working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.).	YES	NO	<input checked="" type="radio"/> N/A
Applicant will enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from diners by posting signs outside and also on menus asking for respect of the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor diners.	YES	NO	<input checked="" type="radio"/> N/A
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	<input checked="" type="radio"/> N/A

LOCATION & ZONING				
Primary Zoning District:	C 6-4 Commercial		Overlay (If Applicable):	C6-4
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	NO	N/A	Clinton
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	NO	N/A	
Is the 500 Foot Rule or 200 Foot Rule Triggered? If yes, which? Please attach a diagram of the establishments that triggers the rule.	<input checked="" type="radio"/> YES	NO	N/A	
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	NO	N/A	
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	NO	N/A	
Building Type	<input type="radio"/> Residential <input type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input type="radio"/> Other, describe:			
Adjacent Buildings	<input type="radio"/> Residential <input type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input type="radio"/> Other, describe:			
NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1	CB4		
	# 2	Notice Displayed per CB4 requirements		
	# 3			

ADDITIONAL INFORMATION: (Applicant Use)

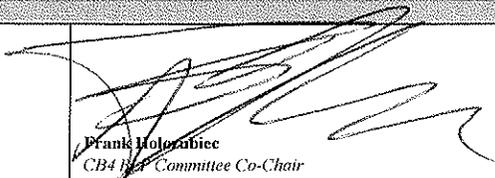
ADDITIONAL NOTES: (Office Use Only)

ADDITIONAL STIPULATIONS: (Office Use Only)



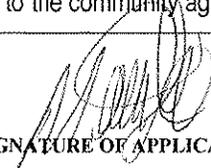
Manhattan Community Board 4 (MCB4) recommends:	<input checked="" type="radio"/> Denial unless all agreed to by applicant is part of the method of operation <input type="radio"/> Denial <input type="radio"/> Approval
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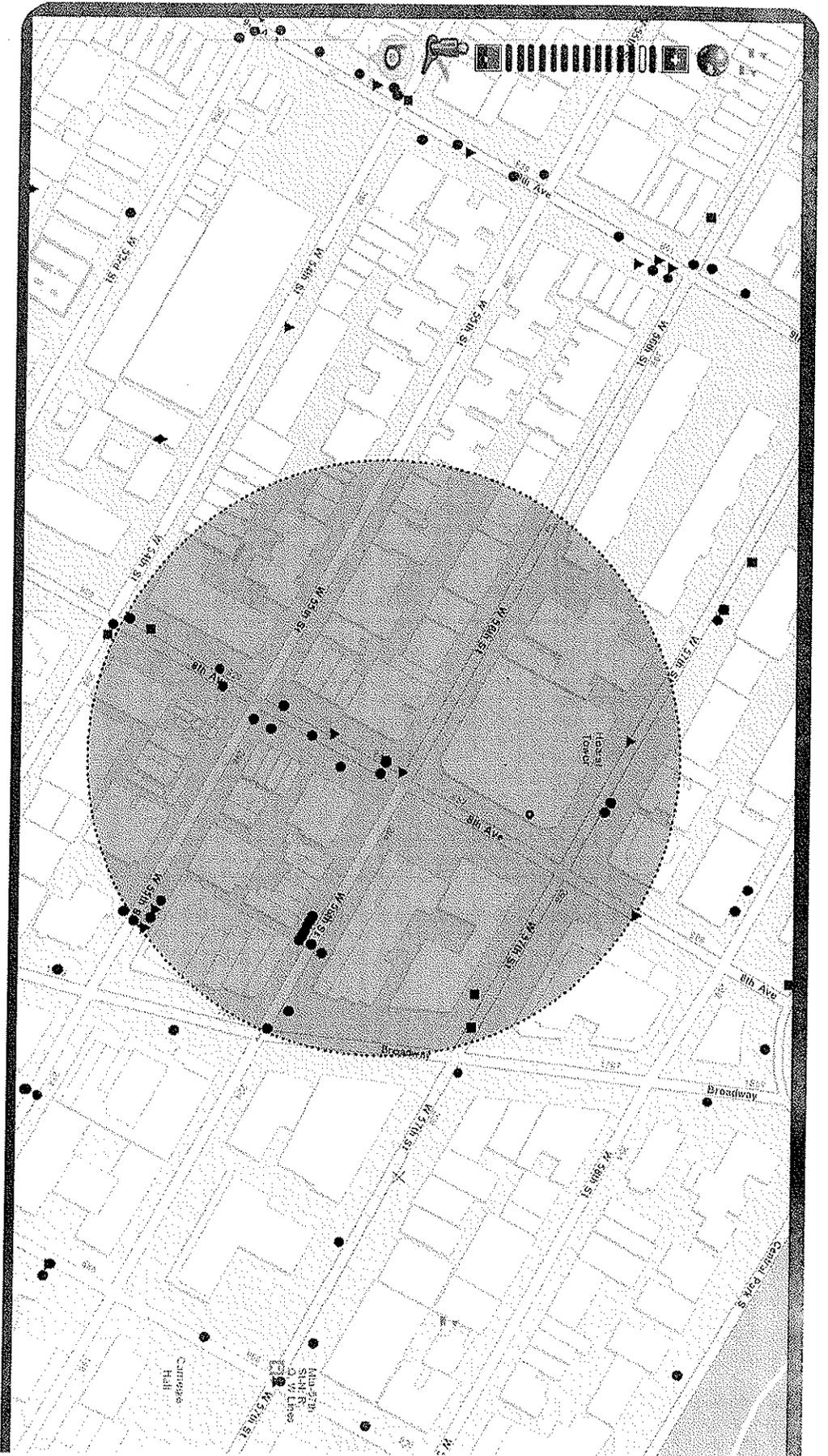
CB4 REPRESENTATIVES

 Nelly Gonzalez <i>CB4 Assistant District Manager</i>	 Frank Holczabiec <i>CB4 BLP Committee Co-Chair</i>	Paul Seres <i>CB4 BLP Committee Co-Chair</i>
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APPLICANT AGREEMENT WITH THE COMMUNITY

Pursuant to these stipulations, this applicant agrees to have these provisions incorporated in the method of operation of their liquor license. Additionally, the applicant agrees to the community agreements as the basis for the community supporting this application.

SIGN HERE →	 SIGNATURE OF APPLICANT	02-11-2014 DATE
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Disclaimer: The NYS Liquor Authority is not responsible for the accuracy of maps or data obtained from third party sources.

Guantanamo

Mamma Ristorante Corp.

93a 8th Ave, NY, NY 10019

No 20044 Rule Trigger

Proximity Report for Location:

January 27, 2014

Latitude: -73.9834713498552, Longitude: 40.7659513386874

* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Closest Liquor Stores

Name	Address	Approx. Distance
921 WESTERLY LIQUOR CORP	921 8TH AVE	295 ft
57TH & B'WAY WINE & SPIRITS CORP	1776 BROADWAY	490 ft
COLUMBUS CIRCLE LIQUORS STORE INC	1802 BROADWAY	725 ft
NINTH AVENUE WINE & LIQ CORP	860 9TH AVENUE	870 ft
CHOSEN TRADING CORP	400 WEST 55TH ST AKA 839 9TH A	945 ft
CARNEGIE SPIRITS LTD	849 7TH AVENUE	990 ft
ROYAL WINES & LIQUORS INC	789 9TH AVE	1265 ft

Churches within 500 Feet

Name	Approx. Distance
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Schools within 500 Feet

Name	Address	Approx. Distance
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On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
MAMMA RISTORANTE CORP	939 945 8TH AVENUE	10 ft
TM 568 CORPORATION	944 8TH AVE	15 ft
REPUBLIC FOOD LLC	940 8TH AVE	65 ft
E D H DIAZ RESTAURANT LLC	937 8TH AVE	115 ft
FGM 8TH RESTAURANT CORP	933 8TH AVE	175 ft
TFRC 932 RESTAURANT ENTERP LTD	932 8TH AVENUE	180 ft
CHAI (NY) INC.	930 8TH AVENUE	210 ft
DA VINCI HOTEL CORP	244 WEST 56TH STREET	255 ft
XING YUE INC	242 W 56TH ST	265 ft
SJG FOODS LLC	240 W 56TH ST	275 ft
BARCELONA GROUP LLC	923 8TH AVE	275 ft
CLL BROTHERS INC	238 W 56TH STREET	280 ft
PATSY'S ITALIAN RESTAURANT INC	236 W 56TH STREET	290 ft
BARBASSO INC	235 W 56TH ST SUITE - 100A	295 ft
BUONA FORTUNA INC	234 W 56TH ST	300 ft
CHIPOTLE MEXICAN GRILL OF COLORADO LLC	235 W 56TH STREET	305 ft
METRANOME EVENTS INC	311 W 57TH ST	355 ft
MOONROCK CORP	313 W 57TH STREET	360 ft

Name	Address	Approx. Distance
JACOMAR INC	257 W 55TH ST	400 ft
HOOTERS OF MANHATTAN LTD LP	211 W 56TH ST	405 ft
H YACHI INC	253 WEST 55TH STREET	425 ft
MANHATTAN CLUB TIMESHARE ASSOCIATION INC,THE	200 W 56TH ST	440 ft
SPRING NEWELL INC	251 W 55TH ST	450 ft
TOPARO INC	903 8TH AVENUE	450 ft
MCGEES BAR & GRILL INC	240 W 55TH STREET	455 ft
EIGHTH AVENUE H & Y DUET INC	900 8TH AVE, BASEMENT	470 ft
BRASSERIE COGNAC DU MONSIEUR BALOON CORP	1740 BROADWAY	515 ft
LEITRIM PUB INC	351 WEST 57TH STREET	565 ft
HUDSON LEASECO LLC & GU PIRKLE LLC	353 61 W 57TH STREET	580 ft
58TH STREET BAR COMPANY LLC & HUDSON LEASECO LLC	353 61 W 57 ST AKA 356 W 58 ST	580 ft
APPLEJACK COFFEE SHOP INC	1725 BROADWAY	585 ft
BROFISH LLC	308 W 58TH ST	590 ft
312 WEST 58TH STREET REST CORP	312 W 58TH STREET	600 ft
54 BELOW LLC	254 W 54TH ST	610 ft
243 WEST 54TH CAFE INC	243 W 54TH STREET	660 ft
DALCOM MODERN INC	330B W 58TH ST	670 ft
DALCOM MODERN INC	330A W 58TH ST	670 ft
GRANITE BROADWAY DEVELOPMENT LLC	1717 BROADWAY	675 ft
IGUANA NEW YORK LTD	240 W 54TH ST	705 ft
RJJ RESTAURANT LLC	237 W 54TH ST	705 ft
DONEGAL INC	236 W 54TH STREET	730 ft
SERAFINA BROADWAY LTD	210 W 55TH ST	730 ft
COLUMBUS REST FUND IV LLC & COLUMBIA STEAKS LLC	10 COLUMBUS CIRCLE	735 ft
BROOKLYN DINER USA L P	212 WEST 57TH ST	735 ft
LOBBY 55 LOUNGE LLC & BROADWAY 55TH LOUNGE LLC	210 W 55TH ST GROUND FL EAST	735 ft
SURREY HOTEL ASSO LLC/SERAFINA BWAY LTD	210 W 55TH ST (ENTIRE BLDG)	735 ft
BROADWAY REGENCY RESTAURANT LLC/ROOFTOP LOUNGE LLC	210 W 55TH STREET	735 ft
ARK MAD DINING LLC	2 COLUMBUS CIRCLE	740 ft
T N 888 EIGHTH AVENUE LLC	888 8TH AVE	745 ft
THE RUSSIAN VODKA ROOM INC	888 EIGHTH AVE	745 ft

25

Pending Licenses within 750 Feet

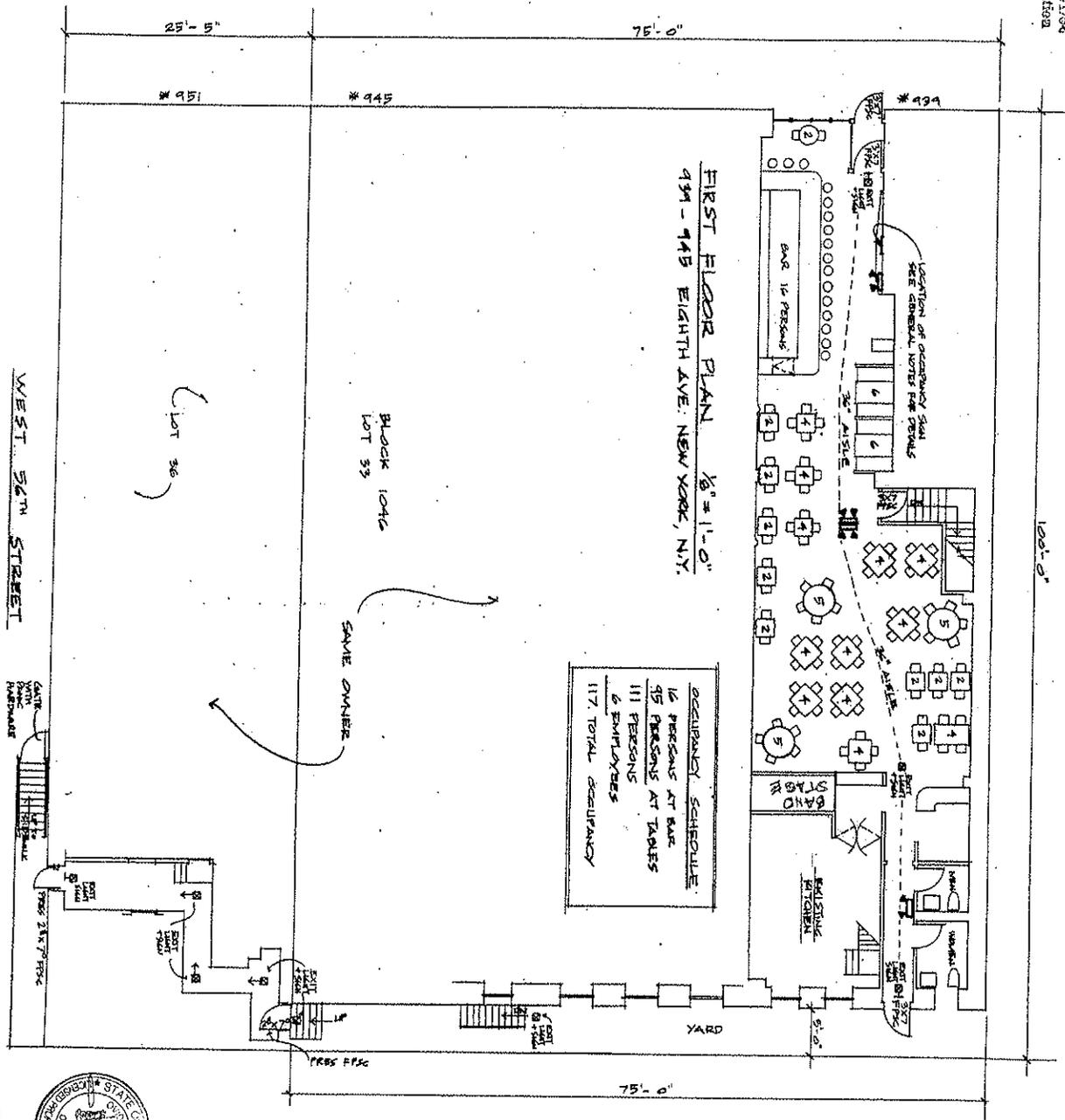
Name	Address	Approx. Distance
1843 BROADWAY LIQUORS INC	344A W 57TH STREET	505 ft
237 WEST 54TH LLC HERSHA HOSPITALITY MGMT LP RJJ	237 W 54TH ST	705 ft

Unmapped licenses within zipcode of report location

Name	Address
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03/30/2006

WEST 34th STREET



PA 91-74
 AMENDED 8-24-06
 AMENDED 7-21-10

E-4 OCCUPANCY RESTAURANT
 LOCATED AT 939 EIGHTH AVE. NYC



10453259
 DEPT. OF BLDGS.

LEGEND

EMERGENCY LIGHTING - 2 H
 SEE NOTES BELOW FOR DATA

INTERNALLY LIGHTED EXIT S
 SEE NOTES BELOW FOR DATA

PUBLIC ASSEMBLY NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE OCCUPANT TO ENSURE THAT THE BUILDING IS IN FULL COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
2. THE OCCUPANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL INTERIOR AND EXTERIOR FINISHES, INCLUDING BUT NOT LIMITED TO PAINT, CARPETING, WALLPAPER, AND CEILING.
3. THE OCCUPANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL MECHANICAL AND ELECTRICAL SYSTEMS, INCLUDING BUT NOT LIMITED TO HEATING, VENTILATION, AIR CONDITIONING, AND LIGHTING.
4. THE OCCUPANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PLUMBING AND SANITARY SYSTEMS, INCLUDING BUT NOT LIMITED TO TOILETS, SINKS, SHOWERS, AND DRAINAGE.
5. THE OCCUPANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL STRUCTURAL ELEMENTS, INCLUDING BUT NOT LIMITED TO FLOORS, WALLS, AND CEILING.
6. THE OCCUPANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EXTERIOR ELEMENTS, INCLUDING BUT NOT LIMITED TO ROOFS, SLOTTED ROOFS, AND CURBS.
7. THE OCCUPANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL SAFETY SYSTEMS, INCLUDING BUT NOT LIMITED TO FIRE ALARMS, SMOKE DETECTORS, AND EXITS.
8. THE OCCUPANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL ACCESSIBILITY FEATURES, INCLUDING BUT NOT LIMITED TO RAMPWAYS, ELEVATORS, AND TOILETS.
9. THE OCCUPANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL ENERGY EFFICIENCY MEASURES, INCLUDING BUT NOT LIMITED TO INSULATION, DOUBLE GLAZING, AND ENERGY STAR APPLIANCES.
10. THE OCCUPANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL ENVIRONMENTAL CONTROLS, INCLUDING BUT NOT LIMITED TO HUMIDITY AND AIR QUALITY.
11. THE OCCUPANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL SECURITY SYSTEMS, INCLUDING BUT NOT LIMITED TO ALARMS AND CAMERAS.
12. THE OCCUPANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL RECORDS AND DOCUMENTATION, INCLUDING BUT NOT LIMITED TO AS-BUILT DRAWINGS AND INSPECTION REPORTS.
13. THE OCCUPANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL OTHER SYSTEMS AND EQUIPMENT, INCLUDING BUT NOT LIMITED TO REFRIGERATION, STAIRS, AND ELEVATORS.
14. THE OCCUPANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SEWER.
15. THE OCCUPANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL OTHER SYSTEMS AND EQUIPMENT, INCLUDING BUT NOT LIMITED TO SIGNAGE AND FURNITURE.



Buildings

**PLACE OF ASSEMBLY
CERTIFICATE OF OPERATION**

Certificate Number: 104543638

Borough: MANHATTAN

Premises Address: 939 8 AVENUE

Block/Lot: 1046 / 36

Issued On: 05/07/2013

BIN: 1080916

Related NB/A1 Job No: ALT1485/31

Name of Establishment: MAMMA RISTORANTE CO DBA GUANTANAMERA RES

Floors: 1

Occupancy Classification and Description:

Number of Persons

A-2 EATING OR DRINKING ESTABLISHMENT Not a cabaret 117

This certificate authorizes occupancy of the premises as a place of assembly for one year after its issuance, and thereafter, only for periods of time during which there is in effect a New York City Fire Department place of assembly permit, unless suspended, revoked, or superseded. This certificate is subject to the strict observance of the laws, rules and regulations enacted for the protection of the public in such places of assembly. Approved seating plans must be kept on premises at all times.

Borough Commissioner:

Commissioner:

Acting

MUST BE POSTED CONSPICUOUSLY AT ALL TIMES

OP-111 (4/13)

SANDWICHES

BOCADITO DE POLLO \$9
Grilled marinated chicken breast with lettuce, tomato, mayo.

SANDWICH DE PERNIL \$10
Roast pork sandwich with lettuce tomato and mayo.

SANDWICH ESPANOL \$10
Serrano ham, Manchego cheese, tomato, garlic and Spanish olive oil

PAN CON BISTEC \$11
Traditional Cuban Steak Sandwich

PESCADOS Y MARISCOS/FISH & SEAFOOD

TILAPIA AL LIMON \$16
Sautéed filet of Tilapia topped with garlic, white wine & lemon sauce

CORVINA ALESTILO HEMINGWAY \$15
Pan seared white sea bass on a bed of lime beans and clams in a light red sauce

PARGO MALECON \$21
Whole crispy deep fried Red Snapper

CAZUELA MARINERA \$19
Seafood casserole of lobster, tail scallops, squid, clams and mussels in green peas sauce with casava and sweet plantain

CAMARONES ENCHILADOS \$16
Shrimp in a Creole sauce

ARROZ CON CAMARONES \$16
Yellow rice with shrimp and vegetables

PAELLAS

PAELLA MARINERA \$19
Spanish rice cooked with mussels, clams, calamari, bay scallops, shrimps and baby Lobster Tail.

PAELLA VEGETARIANA \$14
Spanish rice with assorted mixed vegetables

CARNES/MEATS

MASITAS DE PUERCO EL COCHINITO \$14
Chunks of pork seasoned in cumin scented marinade, sauteed to a crisp golden brown and served with congri

CHURRASCO CON CHIMICHURRI \$17
Grilled skirt steak with chimichurri sauce

FILETILLO SALTEADO EL CHINITO \$16
Slices of prime beef sautéed with garlic, onion and green pepper served with Cuban fried rice

BISTEC DE PALOMILLA \$21
Traditional Cuban steak
(very thin with sautee onions)

LECHONASADO \$15
Suckling pig with cassava in garlic sauce served with congri

CHULETAS DE PUERCO \$16
Adobo seasoned pork chops in a mustard cream with a touch of tomato and served with congri

RABO ENCEDIDO \$16
Tender chunks of oxtail braised in a red wine sauce with mashed sweet plantain

BISTEC ENCEBOLLADO \$18
Sirloin steak with onions

GUARNICIONES/SIDE DISHES

MADUROS \$5
Fried sweet plantain

YUCA CON MOJO \$5
Chunks of boiled cassava in garlic sauce

TOSTONES CON MOJO \$5
Fried green plantain with garlic

TAMAL CUBANO \$5
Stone ground corn with bits of pork wrapped in corn husk
CONGRI \$5
Black beans mixed with white rice

PAPAS FRITAS \$5
Fench Fries

FRIOLES NEGROS \$5
Black beans

YUQUITA FRITA \$6
Fried cassava with cilantro sauce

SAUTEE SPINACH \$5
Spinach sauted with garlic butter and white wine

APERITIVOS/APPETIZERS

PAPAS RELLENAS \$6
Stuffed potatoes with picadillo or cheese

EMPANADAS \$6
Two turnovers filled with picadillo or chicken fricassée

CHORIZO SALTEADO CON MARIQUITAS \$7
Sautéed Spanish sausage with plantain chips

TOSTONES RELLENOS \$6
Plantains stuffed with shrimp in a Cuban sauce

CALAMARES FRITOS \$8
Fried calamares served with a chipotle mayo

CROQUETAS DE JAMON O POLLO \$6
Chicken or ham croquettes

YUQUITA FRITA \$6
Fried cassava with cilantro sauce

CAMARONES AL AJILLO \$9
Shrimp with garlic

MEJILLONES CON VINO \$7
Mussels sautéed in white wine served with white or red sauce

CALAMARES AL AJILLO \$9
Grilled squid with garlic

CEVICHE MIXTO \$10
Fresh mixed seafood marinated with lime juice and served with mariquitas

PINCHOS \$10
Mixed marinated skewers of beef or chicken

SERRANO Y MANCHEGO \$10
Cured Serrano ham and aged Spanish cheese

SOPAS/SOUPS

SOPA DEL FRIJOLE \$5
Black bean soup

SOPA DE POLLO CRIOLLA \$5
Chicken soup with diced avocado

ENSALADAS/SALADS

ENSALADA DE PIÑA Y AGUACATE \$9
Avocado and pineapple in a mango vinaigrette on a bed of mixed greens

ENSALADA DE LA CASA \$7
Tossed mixed green salad with tomato

ENSALADA LA PALMA REAL \$9
Shaved artichokes with avocado & Parmesano cheese on a bed of mixed greens with lemon vinaigrette

ENSALADA DE POLLO A LA PLANCHA \$11
Grilled chicken breast on a bed of mixed salad, tomatoes, black olives and onions

POLLO/CHICKEN

POLLO GUANTANAMERA \$15
Half boneless chicken marinated in a garlic infused Cuban sauce and served with your choice of tostones or rice

POLLO AL COCO \$13
Pan seared boneless chicken breast in a coconut sauce

POLLO GUAJIRA \$14
Chicken topped with sweet plantain & mozzarella cheese sautéed with onion, peppers, mushroom and zucchini in brown sauce

SANDWICH CUBANO \$12
Classic Pressed Cuban sandwich of roast pork, ham,
Swiss cheese, pickles and mustard

APERITIVOS/APPETIZERS

PAPAS RELLENAS \$9

Stuffed potatoes with picadillo or cheese

EMPANADAS \$9

Two turnovers filled with picadillo or chicken fricassée

CHORIZO SALTEADO CON MARIQUITAS \$10

Sautéed Spanish sausage with plantain chips

TOSTONES RELLENOS \$11

Plantains stuffed with shrimp in a Cuban sauce

CALAMARES FRITOS \$11

Fried calamari served with fresh chipotle - mayo sauce.

CROQUETAS DE JAMON O POLLO \$8

Chicken or ham croquettes

YUQUITA FRITA \$8

Fried cassava with cilantro sauce

CAMARONES AL AJILLO \$11

Shrimp with garlic

MEJILLONES CON VINO \$11

Mussels sautéed in white wine served with white or red sauce

CALAMARES AL AJILLO \$11

Grilled calamari with garlic

CEVICHE MIXTO \$12

Fresh mixed seafood marinated with lime juice and served with plantain chips

TAMAL CUBANO \$6

Stone ground corn with bits of pork wrapped in corn husk

PINCHOS \$12

Mixed marinated skewers of beef or chicken

SERRANO Y MANCHEGO \$13

Cured Serrano ham and aged Spanish cheese and slices of fresh tomatoes

SOPAS/SOUPS

SOPA DE FRIJOLE \$5

Black bean soup

SOPA DE POLLO CRIOLLA \$6

Chicken soup with diced avocado

ENSALADAS/SALADS

ENSALADA DE POLLO A LA PLANCHA \$13

Grilled chicken breast on a bed of mixed salad, tomatoes, black olives and onions

ENSALADA DE PIÑA Y AGUACATE \$11

Avocado and pineapple in a mango vinaigrette on a bed of mixed greens

ENSALADA DE LA CASA \$8

Tossed mixed green salad with tomato & onions

ENSALADA DE CAMARONES \$15

Sautéed shrimp with mixed baby greens, oranges, pineapple and mango dressing

ENSALADA LA PALMA REAL \$13

Shaved artichokes with avocado & Parmesan cheese on a bed of mixed greens with lemon vinaigrette

POLLO/CHICKEN

POLLO GUANTANAMERA \$22

Half boneless chicken marinated in a garlic infused Cuban sauce and served with your choice of tostones or rice

ARROZ CON POLLO CRIOLLO \$17

Yellow rice with shredded chicken, mixed peppers, carrots and peas

POLLO AL COCO \$19

Pan seared boneless chicken breast in coconut sauce

POLLO ALJIBE \$20

Boneless chicken breast marinated in citrus sauce topped with watercress, avocado, tomatoes and scallions dressing.

POLLO GUAJIRA \$21

Chicken stuffed with sweet plantain & mozzarella cheese sautéed with onion, peppers, mushroom and zucchini in light tomato sauce.

SANDWICH CUBANO \$15
Classic Pressed Cuban sandwich of roast pork, ham,
Swiss cheese, pickles and mustard



PESCADOS & MARISCOS FISH & SEAFOOD

ARROZ CON CAMARONES \$19
Yellow rice with shrimp and vegetables

CAMARONES ENCHILADOS \$21
Shrimp in Creole sauce

CAMARONES AL AJILLO \$21
Shrimp cooked in garlic sauce

CAZUELA MARINERA \$24
Seafood casserole of baby lobster tail, shrimp, scallops, squid, clams and mussels in green peas sauce with casava and sweet plantain

CORVINA ALESTILO HEMINGWAY \$23
Pan seared white sea bass on a bed of lima beans, peppers and clams in light red sauce.

TILAPIA AL LIMON \$19
Sautéed filet of Tilapia topped with garlic, white wine & lemon sauce

SALMON BAYAMO \$22
Salmon steak sautéed in white wine with onions, capers, anchovies and tomato sauce

PARGO MALECON \$24
Whole crispy deep fried Red Snapper

PAELLAS

PAELLA MARINERA \$25
Spanish rice cooked with mussels, clams, calamari, bay scallops, shrimp, and baby lobster tail.

PAELLA VEGETARIANA \$18
Spanish rice with assorted mixed vegetables

CARNES/MEATS

ROPA VIEJA \$21
Shredded skirt steak braised in garlic sauce, fresh tomatoes, sliced onions, and mixed peppers nested in a tropical plantain basket

VACA FRITA \$21
Pan-seared shredded skirt steak with fresh mojo, onions, parsley and lime

PICADILLO A LA HABANERA \$20
Ground beef, green olives, raisins, peppers and avocado topped with a sunny-side up egg

RABO ENCEDIDO \$22
Tender chunks of oxtail braised in red wine sauce with mashed sweet plantain

BISTEC DE PALOMILLA \$21
Traditional Cuban steak (very thin) with sautee onions.

LECHON ASADO \$21
Suckling pig with cassava in garlic sauce served with congri

MASITAS DE PUERCO EL COCHINITO \$20
Chunks of pork seasoned in cumin scented marinade, sautéed to a crisp golden brown and served with congri

CHULETAS DE PUERCO \$21
Adobo seasoned pork chops in mustard cream sauce with a touch of tomato & served with congri

FILETILLO SALTEADO EL CHINITO \$23
Slices of prime beef sautéed with garlic, onion and mixed pepper served with Cuban fried rice

BISTECSON \$25
Sirloin steak with onions

CHURRASCO CON CHIMICHURRI \$26
Grilled skirt steak with chimichurri sauce

GUARNICIONES/SIDE DISHES

MADUROS \$6
Fried sweet plantain

TOSTONES CON MOJO \$6
Fried green plantain with garlic

YUCA CON MOJO \$6
boiled cassava with garlic

CONGRI \$5
Black beans mixed with white rice

FRIJOLE NEGROS \$5
Black beans

PAPAS FRITAS \$6
French Fries

MIX VEGETABLES \$7
Sautee green beans, onions, peppers, carrots, sweet corn, green peas, zucchini, and mushrooms.

SAUTEE SPINACH \$6
Spinach sauted with garlic butter and white wine



Mamma Ristorante Corp. doing business as Guantanamera
939 8th Avenue – New York, New York 10019
Serial No. 1211855 – Application for On-premises Retail License

Statement for 500 Foot Hearing

Zone One Office of New York State Liquor Authority

Background of the Premises

Guantanamera is located in Midtown Manhattan in the Clinton District. The premises are located near the corner of 56th Street on Eighth Avenue and has been used as a restaurant for at least 10 years. The Applicant is currently licensed to operate and currently has an on premises liquor license and is seeking to purchase the remaining one-third of the shares of Mamma Ristorante Corp in order to be the holder of 100% of all the shares of Mamma Ristorante Corp. The corporate principal will continue to run the existing restaurant making no changes to its current method of operation as it has for several years.

Positive Impact

Over the decades of its existence, the Clinton district has had a positive impact on the community, including the generation of additional revenue and employment. The variety of eateries has enhanced the quality of the neighborhood with diverse eating and drinking choices. The eating and drinking establishments have been beneficial to both commercial and residential neighbors, providing for an increase in tourism and enhancing the culture of the community. Applicant seeks a liquor license as the sole shareholder of Mamma Ristorante Corp. to maintain its ethnic food fare to the gourmet offerings in the neighborhood.

Legal Standard

ABC Law 64(7)(f) provides a discretionary exception to the rule that no retail liquor license for on-premises consumption may be granted for any establishment within five hundred feet of three or more existing liquor licenses. If after consultation with the municipality, it determines that granting such a license would be in the public interest, the SLA may grant an on-premise liquor license for an establishment which violates the 500 foot rule.

In determining whether the issuance of a liquor license would promote the “public convenience and advantage” and be in “the public interest” the SLA should consider:

- (a) the number, classes and character of licenses in proximity to the location and in the particular municipality;
- (b) evidence that all necessary permits have been obtained from the state and all governing bodies;
- (c) the effect of granting the license on vehicular traffic and parking in proximity to the location;

(d) the existing noise level at the location and any increase in noise level that would be generated by the proposed premises;

(e) the history of liquor violations and reported criminal activity at the proposed premises; and

(f) any other factors specified by law or regulation that are relevant to determine the public convenience and advantage and public interest of the community.

Each of these factors will be addressed below.

Discussion

A. the number, classes and character of licenses in proximity to the location and in the particular municipality

The Applicant's address is 939 8th Avenue – New York, New York 10019. This building is a Mixed Use building that encompasses the corner of 56th Street and Eighth Avenue. This property has been operating as Mamma Ristorante Corp. since 2008. Applicant is not increasing the density of on-premises locations in the neighborhood, he is merely acquiring the remaining one-third of the shares of Mamma Ristorante Corp. which has had an on-premises license since 2008.

It is undisputed that there are more than three (3) on-premises establishments within 500 feet of the premises. However, the neighborhood is commercial, consisting mostly of high quality hotels, retailers and eateries. The wealth of tourism in the area is motivated in part by the presence of the variety of unique retailers and eateries.

Applicant's restaurant will continue to be open 7 days a week from 12:00 PM to 3:30 AM. Applicant will offer take out as well. Applicant's menu, submitted with the application, reveals that it is operating as a true restaurant with Lunch and Dinner Menus with several dozen entree and appetizer menu items ranging from Appetizers Soups, Salads to Paellas, Steaks and authentic Cuban cuisine. The cocktail menu is equally elaborate with a wide array of alcoholic and nonalcoholic beverage options.

B. evidence that all necessary permits have been obtained from the state and all governing bodies

Applicant presents testimony for the record, emphasizing that the restaurant will be a first class eatery featuring popular ethnic fusion food selections late into the night, and not a night club attracting a late night crowd.

Applicant is a responsible and legally compliant business and property owner. A copy of other permits needed to operate is submitted into the record, or proof that same was filed for and is currently pending, including the health department, zoning/building department and business licenses.

C. the effect of granting the license on vehicular traffic and parking in proximity to the location

In the application under consideration, the neighborhood is not oversaturated with bars and nightclubs.

Applicant's premises have a capacity to accommodate 117 people, and will primarily serve food. A copy of Applicant's menu has been submitted with the application.

There would be no notable impact on parking or traffic as to the fact that this business will continue to operate unchanged since the two-thirds majority shareholder is purchasing the remaining one-third shares of the corp. The premises are also centrally located and are easily accessible by subway or bus.

D. the existing noise level at the location and any increase in noise level that would be generated by the proposed premises

The noise level after 11 pm would be negligible. The restaurant will continue to feature live music during dinner hours between 8:30pm and 12:00AM and until 1am on Friday and Saturday nights. The restaurants windows will be closed so as to contain the noise after 11pm on Friday and Saturday and all other days by 10pm.

There are no nightclubs operating on the block at this time. Again it is stressed that Applicant is operating a restaurant with a bar business, not a night club. There is no dancing or even a dance floor at the restaurant. Patrons will not be allowed to loiter, and cars would not be permitted to park illegally in the street in front of the premises.

E. the history of liquor violations and reported criminal activity at the proposed premises

Applicant's business will be continue to be owner operated. It is also a family establishment, catering to families and a young professional crowd. The owner-operators will be on the premises 50 – 70 hours per week.

Applicant has operated two prior licensed premises with an excellent record. There is no adverse activity on his liquor licenses.

F. any other factors specified by law or regulation that are relevant to determine the public convenience and advantage and public interest of the community

Eighth Avenue and 56th Street is a very active urban historic neighborhood with restaurants and shops as diverse as the people. The boutique shops are complemented by ethnic and trendy upscale eateries. The proposed license will serve to enhance the impact the gourmet eateries have had and continue to have on the neighborhood.

For all of the reasons set forth above, it is clear that the liquor license applied for with respect to Mamma Ristorante Corp dba Guantanamera is in the public interest, convenience and advantage of the community. Accordingly, we respectfully request that the Authority grant the issuance of the On-Premises Liquor License to the Applicant.

Respectfully,

Ramon Mario Zarate, Current Majority Shareholder and Proposed Sole Shareholder of Applicant

