



# COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN  
1664 PARK AVENUE  
NEW YORK, NY 10035  
TEL: 212-831-8929  
FAX: 212-369-3571  
www.cb11m.org

Nilsa Orama  
Chair

Angel D. Mescain  
District Manager

## RESOLUTION

Date: April 16, 2019  
Committee: Licenses & Permits  
Board Vote: In Favor: 25; Opposed: 0; Abstentions: 2; Present not Voting: 0  
Re: **Casa Azul Group, Inc. d/b/a Bistro Casa Azul. Application for an alteration of full liquor license #1304236 to operate a restaurant located at 343 Pleasant Avenue, New York, NY 10035**

---

WHEREAS, Casa Azul Group, Inc. d/b/a Bistro Casa Azul has applied for an alteration of full liquor license (LL#1304236) to include a back yard at a restaurant located at 343 Pleasant Avenue, New York, NY 10035;

WHEREAS, the applicant did appear before our Licenses & Permits Committee on April 3, 2019;

WHEREAS, there were no members of the community to speak against this applicant;

WHEREAS, the applicant did provide all necessary documents;

WHEREAS, the hours of operation are 12pm to 2am (Tuesday they are closed); and

WHEREAS, there were no 311 calls; now

THEREFORE, be it

RESOLVED, that Community Board 11 recommends this application be approved.

Nilsa Orama  
Chair



# COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN  
1664 PARK AVENUE  
NEW YORK, NY 10035  
TEL: 212-831-8929  
FAX: 212-369-3571  
www.cb11m.org

Isa Orama  
air

## Licenses & Permits Committee Stipulations

Angel D. Mescaian  
District Manager

I, Lou Markies, manager, as a qualified representative of BISTRO CASA AZUL, located at 343 PLEASANT AVENUE, NY NY 10035, New York, NY agree to the following stipulations:

1.  I will operate a full-service restaurant, specifically a (type of restaurant) FINE DINING, with a kitchen open and serving food during all hours of operation OR  I have less than full-service kitchen but will serve food all hours of operation OR  Other \_\_\_\_\_
2. My hours of operation will be FROM NOON TO 2 A.M. EVERYDAY  
FOR REAR YARD: FROM NOON TO 11 P.M. DAILY NO LATER THAN 11 P.M.  
WITH MUSIC TURNED OFF AT 10 P.M.  
(I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)
3.  I will not use outdoor space for commercial use OR 4.  I will operate my sidewalk café 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 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.
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 11.
11.  I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 11.
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 restrictions 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: Lou Markies Phone Number: 917-805-0803

18.  I will: \_\_\_\_\_

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

Lou Markies, all rights reserved  
Signed

April 12, 2019  
Dated