



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, DAVID WILSON, as a qualified representative of Babysips LLC  
located at 176 Rivington 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 CLOSED; Tue 3PM - 12AM; Wed 3PM - 12AM;  
Thu 3PM - 12AM; Fri 3PM - 12AM; Sat 3PM - 12AM; Sun 3PM - 12AM

(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)

- 3.  I will not use outdoors commercially.
- 4.  I may apply for sidewalk and/or roadbed dining as allowed 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.
- 5.  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.
- 6. 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 \_\_\_\_\_
- 7.  I will play ambient recorded background music only. 0 number of TVs.
- 8.  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.
- 9.  I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3 and after one year of operation.
- 10.  I will not apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.
- 11.  I will not participate in pub crawls or have party buses come to my establishment.
- 12.  I will not have unlimited drink specials, including boozy brunches, with food.
- 13.  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 8PM - Please indicate one of the above.
- 14.  I will not have wait lines outside.  I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- 15.  I will conspicuously post this stipulation form beside my liquor license inside of my business.
- 16.  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: DAVID WILSON Phone Number: 917 780-8740

17.  I will: \_\_\_\_\_

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

Signed \_\_\_\_\_ Date: 12/23/2024  
Sworn to this 23<sup>rd</sup> day of December 2024 Rosemary A McKenna  
Notary Public

ROSEMARY A MCKENNA  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 011MC6385474  
Qualified in Bronx County  
My Commission Expires 01/07/2027



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 Application Questionnaire for Administrative Approval

Today's Date: 12/27/24

**APPLICANT**

1. Name of applicant and principle(s): BABYSIPS LLC - DAVID WILSON
2. Premise address: 176 RIVINGTON ST.
3. Cross streets: CLINTON ST - RIDGE ST
4. Trade name (DBA): BABY SIPS
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: \_\_\_\_\_
7. Is location currently licensed?  Yes  No
8. Type of license: N/A
9. Previous or current use of the location: BICYCLE COURIER SHOP
10. Corporation and trade name of current location: EMPTY
11. Type of building and number of floors: MIXED USE W/ 5 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? 74
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): RTA
15. How many licensed establishments are within 1 block? 5
16. How many On-Premise (OP) liquor licenses are within 500 feet? 14
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: TAVERN (WINE BAR) SERVING SMALL BITES
19. Will any other business besides food or alcohol service be conducted at premise?  Yes  No
20. If yes, please describe what type: N/A
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): MONDAY - CLOSED TUES - SUN 3PM - 12AM
22. Total number of table: 6 23. Total number of seats: 12
24. How many stand-up bars / bar seats are located on the premise? 1 - L-SHAPED BAR W/ 9 SEATS  
 (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): 1-L SHAPED BAR 12'9" LONG
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
29. Will a manager or principal always be on site?  Yes  No If yes, which? OWNER WILL MANAGE
30. How many employees will there be? 5
31. Do you have or plan to install?  French doors  accordion doors  windows POSSIBLY
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: N/A
35. What will be the music volume?  Background (quiet)  Entertainment level
36. Please describe your sound system: IPAD AND A FEW SMALL SPEAKERS
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? THE OWNER WILL MONITOR THE OUTDOORS AND TAKE ANY ACTIONS NEEDED
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? WE WILL ONLY PLAY BACKGROUND MUSIC. THE OWNER WILL MONITOR THE LEVELS
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. MANAGER - ACES PIZZA 30 ROCKEFELLER CTR. 11/2023 - 11/2024  
MANAGER - ACES PIZZA 637 DRIGGS AVE 11/2023 - 11/2024  
MANAGER - BLUE HILL NYC 75 WASHINGTON AVE 10/2017 - 3/2020
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

BABYSIPS LLC      D B A.      DAVID  
BABYSIPS      917 780-8740

Company/DBA Name and Contact Number for Questions

plans to open a  
TAVERN (WINE BAR)

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

at the following location

176 RIVINGTON ST.

Building Number and Street Name (Address)

This establishment is seeking a license to serve

WINE + BEER

Beer & Wine or Beer

DAVID      917 780-8740

Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 3

With any questions or concerns.

mn03@cb.nyc.gov - www.cb3manhattan.org

# ATTENTION RESIDENTS & NEIGHBORS

## 第 3 社區居民 請注意

DAVID Q17

BABYSIPS LLC DBA BABYSIPS

780-8740

公司名字(Company) and/和 聯繫人的資料 (Contact Info)

Plans to open a (以上的店主想要在第 3 社區申請生意相關牌照擴展生意)

TAVERN (WINE BAR)

(請選擇/please choose) 酒吧 (Bar)/餐館 (Restaurant)  
戶外咖啡 (Sidewalk Café) or 或者  
後院花園咖啡(Backyard Use)

176 RIVINGTON ST.

Address/生意地址

seeking a license to serve(以上的店主想要請以下相關酒牌照)

WINE + BEER

(請選擇/please choose) 啤酒和酒牌照 (Beer & Wine) or/或者  
啤酒牌照 (Beer) or/或者  
酒和烈酒牌照 (Wine & Liquor)

如有任何疑問或關注，請聯繫申請者或第三社區委員會  
mn03@cb.nyc.gov - www.cb3manhattan.org

# NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

DAVID 917

BABYSIPS LLC DBA BABYSIPS

780-8740

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

TAVERN (WINE BAR)

(Please choose) Bar/Restaurant  
sidewalk café/backyard use

(Favor de escoger) una Barra/un Restaurante  
un café de acera o un patio de atrás

176 RIVINGTON ST

address

dirección

Seeking a license to serve

En búsqueda de una  
licencia para servir:

WINE + BEER

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

At COMMUNITY BOARD 3  
SLA & DCA Licensing  
Committee Meeting

En la JUNTA COMUNITARIA 3  
La reunión del Comité  
de Licencias del SLA y del DCA

Si hay preguntas o inquietudes, favor de comuníquese con el solicitante o  
la Junta Comunitaria 3.

mn03@cb.nyc.gov - www.cb3manhattan.org

# NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

DAVID 917

BABYSIPS LLC DBA BABYSIPS 780-8740

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

TAVERN (WINE BAR)

(Please choose) Bar/Restaurant  
sidewalk cafe/backyard use

(Favor de escoger) una Barra/un Restaurante  
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direccion

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En búsqueda de una  
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Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

AL COMMUNITY BOARD 3  
DCA Licensing  
Meeting

En la JUNTA COMUNITARIA 3  
La reunión del Comité  
de Licencias del SLA y del DCA

favor de comunicarse con el solicitante o  
Comunitaria 3.  
[www.cb3manhattan.org](http://www.cb3manhattan.org)



COMMUNITY RESIDENTS & NEIGHBORS  
第 3 社區居民 請注意

646 692 8207/6 791-8700

76 RIVINGTON ST  
10000

WINE + BEER

NEIGHBORING RESIDENTS  
VECINOS DE LA COMUNIDAD

646 692 8207/6 791-8700

76 RIVINGTON ST  
10000

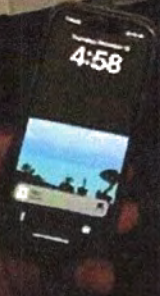
WINE + BEER

NEIGHBORING RESIDENTS  
VECINOS DE LA COMUNIDAD

646 692 8207/6 791-8700

76 RIVINGTON ST  
10000

WINE + BEER





**ATTENTION RESIDENTS & NEIGHBORS**

DAA  
BABYSIPS LLC BABYSIPS 407 782 8700

Plans to open a  
**FRIGID (WINE BAR)**  
at the following location:  
**176 KROMPTON ST**

This establishment is seeking a license to serve  
**WINE & BEER**

Call us 407 782 8700

Contact the Applicant at **COMMUNITY BOARD 5**  
With any questions or concerns  
visit [www.dca.gov](http://www.dca.gov) - [www.dca.gov](http://www.dca.gov) - 407 782 8700

**ATTENTION RESIDENTS & NEIGHBORS**

DAA  
BABYSIPS LLC BABYSIPS 407 782 8700

Plans to open a  
**FRIGID (WINE BAR)**  
at the following location:  
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This establishment is seeking a license to serve  
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Contact the Applicant at **COMMUNITY BOARD 5**  
With any questions or concerns  
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**ATTENTION RESIDENTS & NEIGHBORS**

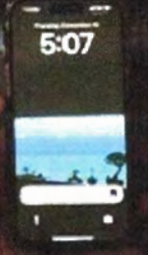
DAA  
BABYSIPS LLC BABYSIPS 407 782 8700

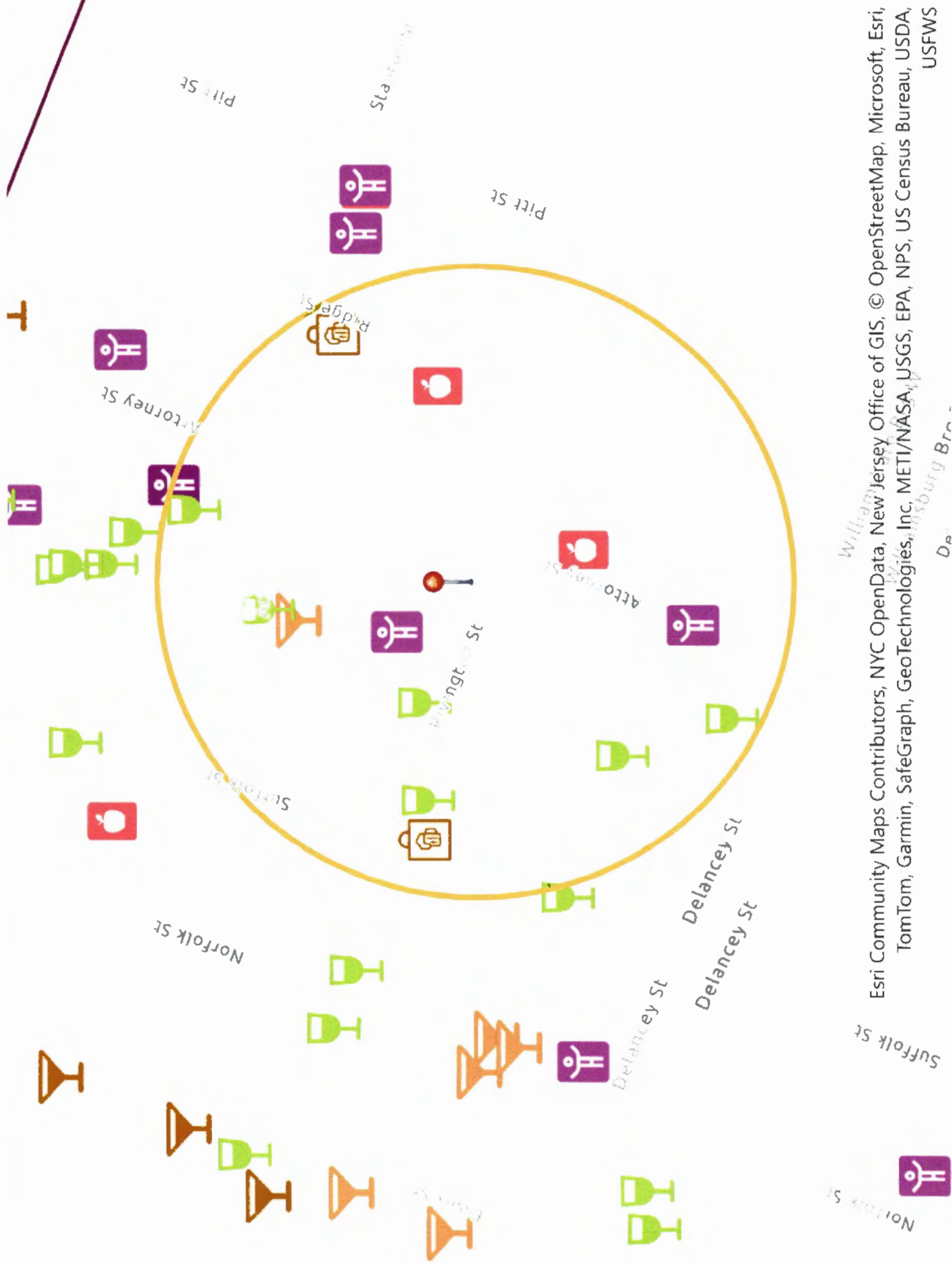
Plans to open a  
**FRIGID (WINE BAR)**  
at the following location:  
**176 KROMPTON ST**

This establishment is seeking a license to serve  
**WINE & BEER**

Call us 407 782 8700

Contact the Applicant at **COMMUNITY BOARD 5**  
With any questions or concerns  
visit [www.dca.gov](http://www.dca.gov) - [www.dca.gov](http://www.dca.gov) - 407 782 8700





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 USFWS

William  
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William St

Attorney St

Ridge St

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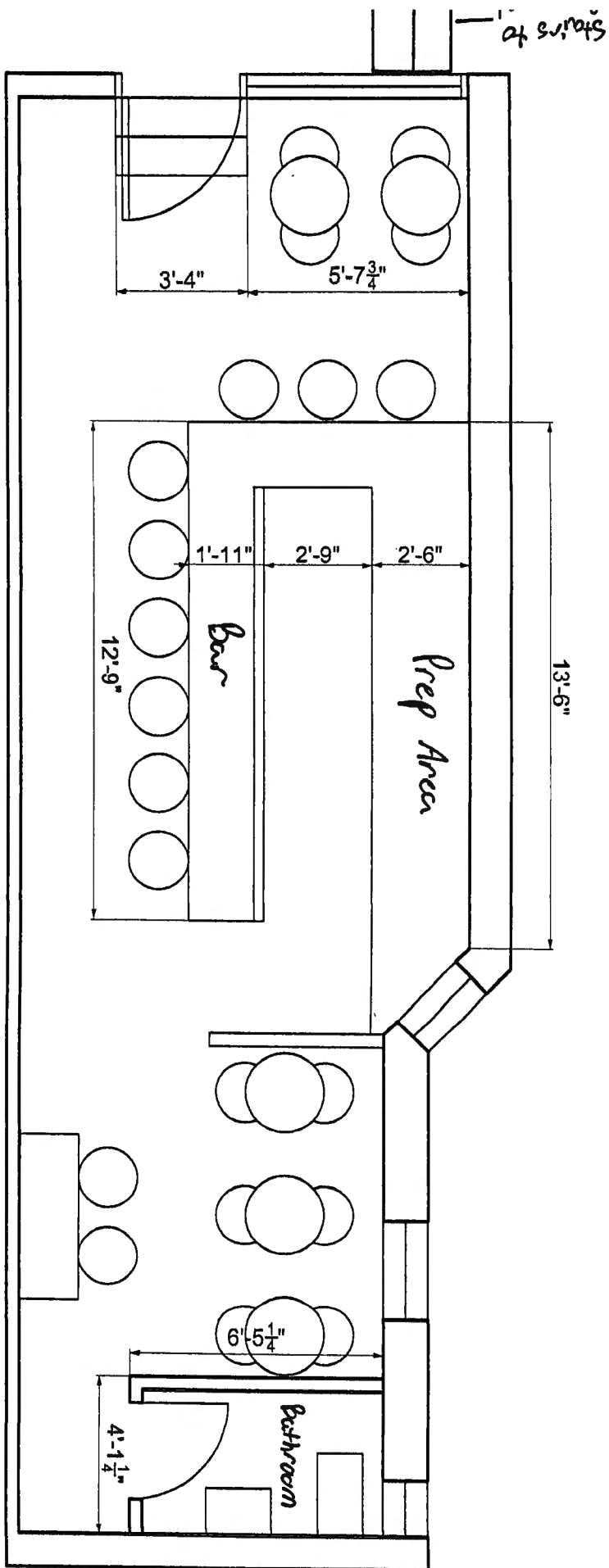
Pitt St

Pitt St

Norfolk St

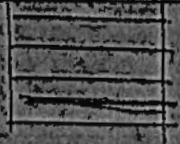
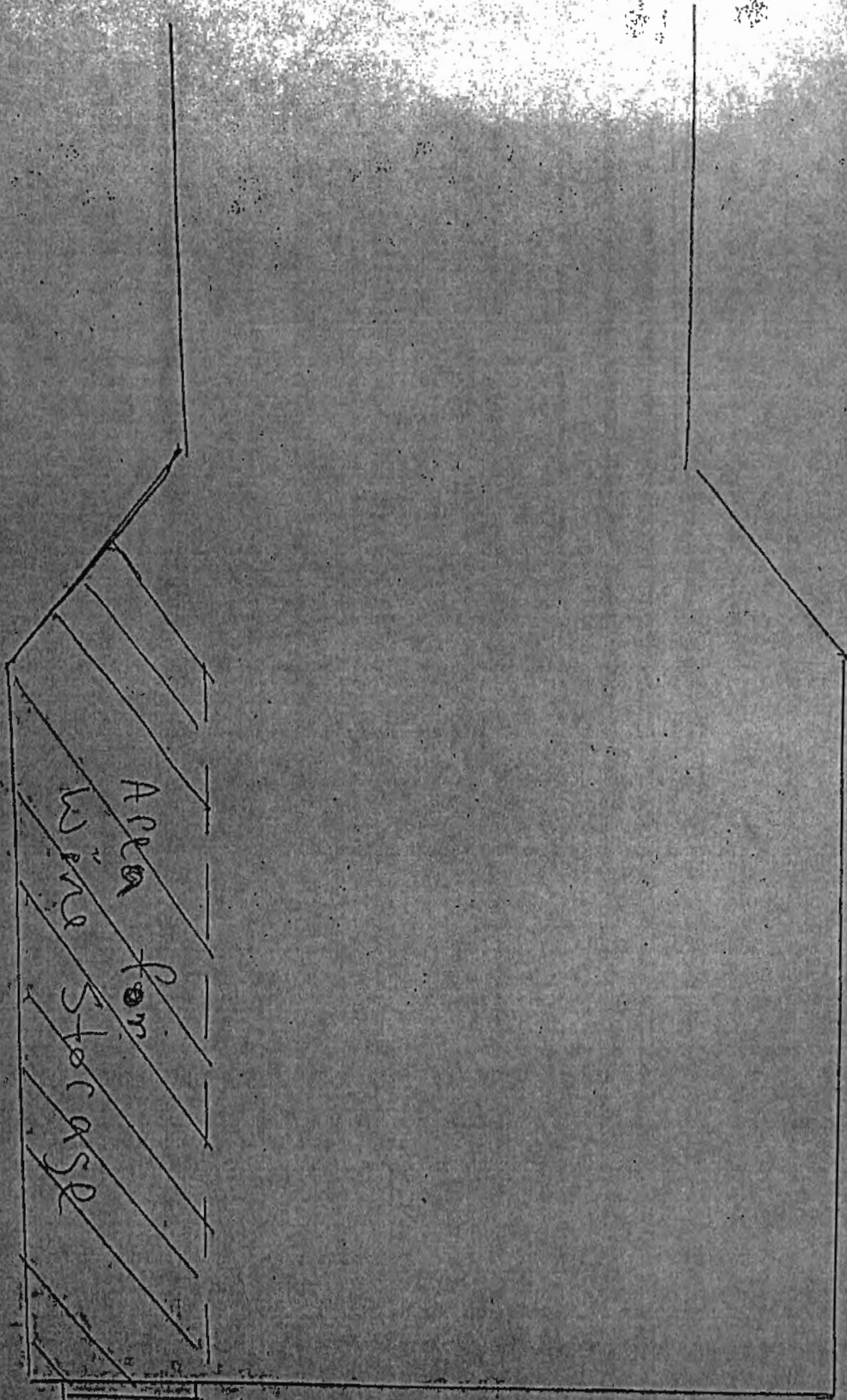
Attorney St

1st Floor



- 6 Tables
- 12 Seats
- 9 Bar Stools

# Basement



6 Steps  
down

Side walk

# BabySips

## Menu

### Bar Snack:

Crispy Chickpeas with Paprika

### Share Plates:

Escalivada Rolls

Roasted eggplant, peppers, and onions

Fava and Mint Puree

Served with crudite

Mussel Escabeche

Marinated mussels and carrots

Polvo Vinaigretchi

Marinated octopus and peppers

\*All share plates include a side of baguette

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.

**176 Rivington St, New York, New York, 10002**

**Latitude: 40.71897**  
**Longitude: -73.98441**

**12/17/2024**

Location

Geocode

Report Generated On

EAST VILLAGE WINE & LIQUORS INC

License ID: 0100-23-126409  
 Legacy Serial No.: 1281322

220 ft

TURTLE DOVE LLC

License ID: 0091-22-100761  
 Legacy Serial No.: 1271455

519 ft

RAGING SKILLET LLC, THE

License ID: 0101-24-111545  
 Legacy Serial No.: 6019705

884 ft

SALGIRAH CORP

License ID: 0100-23-124378  
 Legacy Serial No.: 1276123

931 ft

LOON CHUN INCORPORATED

License ID: 0100-21-114841  
 Legacy Serial No.: 1023505

944 ft

EAST HOUSTON STREET WINE & LIQUOR INC

License ID: 0100-24-100179  
 Legacy Serial No.: 6008088

1,024 ft

PET NAT LLC

License ID: 0100-22-116243  
 Legacy Serial No.: 1306926

1,044 ft

DISCOVERY WINES LLC

License ID: 0100-22-116824  
 Legacy Serial No.: 1254572

1,139 ft

16 AVE B

NEW YORK, New York 10009

MANHATTAN CHARTER SCHOOL

100 ATTORNEY ST  
NEW YORK, NY 10002

177 ft

PS 142 AMALIA CASTRO

100 ATTORNEY ST  
NEW YORK, NY 10002

177 ft

PS 140 NATHAN STRAUS

123 RIDGE ST  
NEW YORK, NY 10002

317 ft

New Life Of Nyc

145 ft

St Mary's Church

349 ft

The Stanton Street Shul

498 ft

Stylus NYC Inc  
Application ID: NA-0349-24-131655

48 Clinton St  
New York, New York 10002.0

283 ft

LASCONTENTAS II INC  
Application ID: NA-0340-24-132084

106 Norfolk St  
Storefront 2  
New York, NY 10002.0

722 ft

LASCONTENTAS I INC  
Application ID: NA-0340-24-131943

102 Norfolk St  
Storefront A  
New York, New York 10002.0

739 ft

JOEY ROSES LLC  
License ID: 0340-21-121582  
Legacy Serial No.: 1335988

174 RIVINGTON ST  
NEW YORK, New York 10002

25 ft

68 CLINTON RESTAURANT ASSOCIATES LLC  
License ID: 0340-23-138151  
Legacy Serial No.: 1270078

68 CLINTON ST  
NEW YORK, New York 10002

190 ft

GREY CRESCENT LLC  
License ID: 0340-21-117951

76 CLINTON ST  
NEW YORK, New York 10002

191 ft

Legacy Serial No.: 1271941

KLAI KUNGWAN LLC

License ID: 0340-22-114448

Legacy Serial No.: 1320056

TCICT8289 INC

License ID: 0340-24-123768

Legacy Serial No.: 60322235

BLACK ROSE HOSPITALITY GROUP LLC

License ID: 0370-24-100195

Legacy Serial No.: 6008104

GET BACK LLC

License ID: 0340-21-120657

Legacy Serial No.: 1335821

AZASU INC

License ID: 0340-22-106707

Legacy Serial No.: 1275880

CROSSETT GROUP LLC THE

License ID: 0340-23-138028

Legacy Serial No.: 1336082

LULLABY DOWNTOWN LLC

License ID: 0370-24-101859

Legacy Serial No.: 6009806

TOKYO SUSHI 168 INC

License ID: 0340-22-113089

Legacy Serial No.: 1339190

BETA CLINTON CORP

License ID: 0370-24-136624

Legacy Serial No.: 6045469

KINGS CO IMPERIAL LLC

License ID: 0340-22-109453

Legacy Serial No.: 1306825

SOCIETY OF THE EDUCATIONAL ARTS INC

License ID: 0340-23-137879

Legacy Serial No.: 1326289

ADR RESTAURANT INC

License ID: 0340-22-105449

Legacy Serial No.: 1109457

CLINTON EAST CORP

License ID: 0340-22-113388

Legacy Serial No.: 1323153

AVIR LLC

License ID: 0340-23-134557

Legacy Serial No.: 1151561

71 CLINTON ST  
NEW YORK, NY 10002

219 ft

79 Clinton Street  
New York, NY 10002

224 ft

67 CLINTON ST  
NEW YORK, NY 10002

234 ft

63 CLINTON ST  
NEW YORK, New York 10002

243 ft

49 CLINTON ST  
NEW YORK, New York 10002

325 ft

43 CLINTON ST  
NEW YORK, New York 10002

360 ft

151 RIVINGTON ST  
LOWER LEVEL  
NEW YORK, New York 10002

371 ft

151 RIVINGTON ST  
UPPER LEVEL\*  
NEW YORK, New York 10002

371 ft

37 39 CLINTON STREET  
COR OF STANTON & CLINTON STS  
NEW YORK, New York 10002

447 ft

168 1/2 DELANCEY ST  
NEW YORK, New York 10002

472 ft

107 SUFFOLK ST  
NEW YORK, New York 10002

492 ft

168 DELANCEY STREET  
NEW YORK, New York 10002

504 ft

29 CLINTON ST  
NEW YORK, New York 10002

525 ft

29 CLINTON ST AKA168STANTON ST  
STANTON STREET & RIVINGTON ST  
NEW YORK, New York 10002

527 ft



Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
SC DELANCEY LLC & LJP PRODUCTIONS License ID: 0343-23-103169 Legacy Serial No.: 1268637	148-150 DELANCEY ST NEW YORK, New York 10002	653 ft
NORFOLK HOSPITALITY INC License ID: 0340-23-139176 Legacy Serial No.: 1333691	106 NORFOLK ST NORTH STORE NEW YORK, New York 10002	722 ft