



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003
Phone (212) 533-5300 - Fax (212) 533-3659
www.cb3manhattan.org - info@cb3manhattan.org

Gigi Li, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations

I, Beka Peradze, as a qualified representative of Iberia Discover Georgia Inc, located at 154 Orchard Street, New York, NY agree to the following stipulations:

- 1. I will operate a full-service restaurant, specifically a (type of restaurant) GEORGIA with a kitchen open and serving food to within 11 hour(s) of closing every night during all hours of operation.
- 2. My hours of operation will be 11 :00 a.m./p.m. to 11:00 p.m. all days

(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.
- 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 facade doors and windows at 10:00 P.M. every night or during any amplified performances, including but not limited to DJs, live music and live nonmusical performances. I will not have French doors or windows and doors will be closed by _____
- 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 agreed to by this stipulation 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 a happy hour. I will have happy hour and it will end by _____
- 14. I will not have wait lines outside. There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.
- 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 following phone number. Any complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Beka Peradze Phone Number: 917 373 8687

17. I will: _____

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

Signed [Signature]

Dated 08.20.15

Sworn to this 20 day of August 2015

[Signature]
Notary Public

Community Board 3 requests that the SLA add this stipulation to the license of the above-mentioned applicant

RAMON A NUNEZ
Notary Public State of New York
NO. 01NU6078924
Qualified in Queens County
My Commission Expires Aug 12, 2018



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Community Board 3 Liquor License Application Questionnaire

Please bring the following items to the meeting:

NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.

- Photographs of the inside and outside of the premise.
- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.
- Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website:
http://www.nyc.gov/html/mancb3/html/communitygroups/community_group_listings.shtml
- Photographs of proof of conspicuous posting of meeting with newspaper showing date.
- If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments.

Check which you are applying for:

- new liquor license alteration of an existing liquor license corporate change

Check if either of these apply:

- sale of assets upgrade (change of class) of an existing liquor license

Today's Date: ~~06/20/15~~ 8/20/2015

If applying for sale of assets, you must bring letter from current owner confirming that you are buying business or have the seller come with you to the meeting.

Is location currently licensed? Yes No Type of license: _____

If alteration, describe nature of alteration: _____

Previous or current use of the location: Restaurant bar

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 154 orchard street New York NY 10002

Cross streets: Between rivington and staton

Name of applicant and all principals: _____

Beka Peradze, David Giorgobiani, Omari Chubinidze

Trade name (DBA): Compass

PREMISE:

Type of building and number of floors: On the ground floor of the residential building

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages? (includes roof & yard) Yes No If Yes, describe and show on diagram: _____

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? Yes No What is maximum NUMBER of people permitted? ⁷⁴ _____

Do you plan to apply for Public Assembly permit? Yes No

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): _____

PROPOSED METHOD OF OPERATION:

Will any other business besides food or alcohol service be conducted at premise? Yes No

If yes, please describe what type: _____

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) Monday to Friday 12 noon to 11 pm. Saturday and Sunday 11am to 11 pm

Number of tables? ³⁰ _____ Total number of seats? ⁷⁴ _____

How many stand-up bars/ bar seats are located on the premise? 2 bars total of 14 seats (one is a service bar)

(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)

Describe all bars (length, shape and location): 2 bars of 6 feet each, rectangular

Does premise have a full kitchen Yes No?

Does it have a food preparation area? Yes No (If any, show on diagram)

Is food available for sale? Yes No If yes, describe type of food and submit a menu
Georgian food

What are the hours kitchen will be open? Every day 12 to 11 pm

Will a manager or principal always be on site? Yes No If yes, which? Beka

How many employees will there be? ⁸ _____

Do you have or plan to install French doors accordion doors or windows?

Will there be TVs/monitors? Yes No (If Yes, how many?) ¹ _____

Will premise have music? Yes No recorded

If Yes, what type of music? Live musician DJ Juke box Tapes/CDs/iPod

If other type, please describe _____

What will be the music volume? Background (quiet) Entertainment level

Please describe your sound system: Don't have one yet but we are planing to purchase one

Will you host any promoted events, scheduled performances or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? No

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. (Please do not answer "we do not anticipate congestion.")

As parking is limited, our customers will be walking and should traffic become a problem we will seek advice/guidance from the
Will there be security personnel? Yes No (If Yes, how many and when) Community Board or local precinct as to how it's been handled in the past.

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. *our noise volume will be kept to a minimum and patrons reminded of residential lots in the vicinity.*

Do you have sound proofing installed? Yes No

If not, do you plan to install sound-proofing? Yes No *we will not have entertainment level sound. we want our patrons to be able to talk & hear themselves.*

APPLICANT HISTORY:

Has this corporation or any principal been licensed previously? Yes No

If yes, please indicate name of establishment: _____

Address: _____ Community Board # _____

Dates of operation: _____

If you answered "Yes" to the above question, please provide a letter from the community board indicating history of complaints or other comments.

Has any principal had work experience similar to the proposed business? Yes No If Yes, please attach explanation of experience or resume.

Does any principal have other businesses in this area? Yes No If Yes, please give trade name and describe type of business _____

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, if any.

Attach a separate diagram that indicates the location (**name and address**) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate **Bar, Restaurant**, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

LOCATION:

How many licensed establishments are within 1 block? 5

How many On-Premise (OP) liquor licenses are within 500 feet? 44

Is premise within 200 feet of any school or place of worship? Yes No

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. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary).

We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.

1. I agree to close any doors and windows at 10:00 P.M. every night?
2. 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 ___
3. I will play ambient recorded background music only.
4. I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
5. I will not seek a change in class to a full on-premise liquor license. Or my business plan is to seek an upgrade at a later date.
6. I will not participate in pub crawls or have party buses come to my establishment.
7. I will not have a happy hour. Or Happy hour will end by _____.
8. I will not have wait lines outside. There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.
9. Residents may contact the manager/owner at the following phone number. Any complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

ATTENTION RESIDENTS & NEIGHBORS

IBERTA DISCOVER Georgia DBA Compass Boca Raton (407) 373-2887
Company/DBA Name and Contact Number for Questions

plans to open a

September 15th, 2015 Boca Raton
(Please choose) Bar/Restaurant/Club and indicate if there will be a Signage on the Backyard or Signage

at the following location

154 Orchard Street, New York NY 10002
Building Number and Street Name (Address)

This establishment is seeking a license to serve

Beer & Wine
Beer & Wine or Beer

Boca Raton (407) 373-2887
Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 3
With any questions or concerns.
info@cb3manhattan.org - www.cb3manhattan.org

\$1.50 NYDailyNews.com

SPORTS FINAL

Pleasant & sunny, 85/71 - Saturday, August 22, 2015

DAILY NEWS

NEW YORK'S HOMETOWN NEWSPAPER

PHOTO EXCLUSIVE



MURDER OVER AN UMBRELLA

1 dead, 1 critical after breakfast brawl

THIS SHOCKING video exclusive shows the moment when a shouting match between two women turned deadly as their husbands got involved. Monica Hernandez, in blue, wrestles with Nancy Estevez over an umbrella outside a McDonald's

in Harlem when Jesus Santiago comes into the picture and plunges a knife into Estevez's back. He then stabbed her boyfriend, who died.

PAGES 4-5

SEE THE VIDEO
GO TO NYDN.com

SoHo fed bldg. horror
GUARD KILLED IN SLAY-SUICIDE - PAGE 9



Amazin' power
CESPEDES' 3 HRS LIFT METS - SPORTS