

Manhattan Community Board 1 Liquor License Stipulations

I, Vip Manchanda, as a qualified representative of Captain Mike's Seafood Rest Inc, located at 126 Chambers Street, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their On Premises Liquor license

- (1) My hours of operation will be 11:30 am - 4:00 am Sunday - Thursday and 11:30 am - 4:00 am Friday - Saturday...
(2) I will operate a full-service restaurant, (please describe type of restaurant): American casual...
(3) I will install soundproofing (please describe type and locations) n/a...
(4) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No...
(5) Volume of all music, events or performances will be at background levels only...
(6) I will close all doors and windows by 10pm Sun-Thurs and 11pm Fri-Sat...
(7) I will have delivery of supplies, goods and services during the hours of 9:00 am - 2:00 pm...
(8) I will employ a doorman/security personnel on the following days and hours: n/a...
(9) I will actively manage crowds congregating on the street at night...
(10) I will not apply to the SLA for an alteration to the method of operation...
(11) I will not apply for a sidewalk cafe license until at least a year after beginning operation...
(12) I will conspicuously post this stipulation form beside my liquor license...
(13) I confirm that I have 0 violations from previous establishments...
(14) I will (additionally):

(15) Residents may contact the manager/owner at the below number. 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: Vipul Manchanda Phone Number: (609) 933-3707

Alternate Contact: Phone Number:

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

Signed [Signature] Dated 2/23/2024

Sworn to this 6th day of March 2024 [Signature] Notary Public

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents. Rev. 12/18

Manhattan Community Board 1 New York City Department of Health and Mental Hygiene 8/19/2023

Manhattan Community Board 1 Liquor License Stipulations

I, Jill Richard, as a qualified representative of RBC Bar Inc dba Atera, located at 77 Worth Street, New York NY 100, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their wine, beer and cider license

(My hours of operation will be 5:00PM - 12:00AM Sunday and 5:00PM - 12:30AM Monday – Saturday (I understand this to mean that all patrons will be cleared from the establishment at the specified hour).

(2) I will operate a full-service restaurant, (please describe type of restaurant): restaurant with full food service until 0 hour(s) before closing.

(3) I will install soundproofing (please describe type and locations) soundproof panels have been installed

(4) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No

(5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music.

(6) I will close all doors and windows by Sun-Thurs and Fri-Sat. I will not have French doors or windows.

(7) I will have delivery of supplies, goods and services during the hours of 9:00AM- 5:00PM

(8) I will employ a doorman/security personnel on the following days and hours: NA

(9) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents.

(10) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1.

(11) I will not apply for a sidewalk café license until at least a year after beginning operation. Yes No

(12) I will conspicuously post this stipulation form beside my liquor license inside of my business.

(13) I confirm that I have violations from previous establishments for which I have served as a principal.

(14) I will (additionally):

**I do not intend to apply for DOT Dining Out program for outdoor seating.
Garbage will be picked up at 5PM**

(15) Residents may contact the manager/owner at the below number. 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: Jill Richard Phone Number: 847-514-5687

Alternate Contact: Phone Number:

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

Signed Jill Richard
State of PA
County of Monroe

Dated
Commonwealth of Pennsylvania - Notary Seal
Stacey L. Coleman, Notary Public
Monroe County
My commission expires November 8, 2027
Commission number 1029011
Member, Pennsylvania Association of Notaries

Sworn to this 29 day of March 2024 Stacey Coleman
Notary Public

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire Summary
Revised 8/2019

1- Applicant Name

Murray 41 LLC

2- Establishment Name (Corporate & DBA)

Boss Tweed

3- Address for Proposed License

41 Murray Street, New York, NY 10007

4- Proposed Days/Hours of Operation

4.1 What floor(s) is the establishment on? Ground Floor, Basement & Sub Basement

4.2 Any rooftop, terrace, or other outside usage? No

5- Square Footage of Location

1,250 sq ft Ground fl and Basement and Sub Basement 500 sq ft.

6- Method of Operations (bar restaurant, Catering, etc)

Bar Restaurant

7- Type of License (Full liquor/OP, beer and wine, etc.) Full Liquor/ OP

7.1 Type of application (New, Alteration, Change in Method of Operation, Corporate Change, Class Change) -Change in Method of Operation.

8- Outdoor Seating? Sidewalk Roadbed

None

9- Type of Music ? Live Recorded DJ

10- Volume of Music? Background

(no sound from events, performances or music will be heard outside the premises or by neighbors)

Other

11- Where will the kitchen exhaust system vent to? - Roof

12- Applicant's Previous Licensed Establishments and Addresses

Murray 57 LLC - 57 Murray Street, New York, NY 10007

HQK Inc - 675A 9th Avenue, New York, NY

CPW Rest Inc - 50 West 72nd Street, NY NY 10023

This Liquor License Application Questionnaire Summary will be made available to the public one week prior to the Licensing and Permits Committee meeting. Any information provided herein is superseded by that described in the final stipulation sheet that will be agreed upon by the applicant and the Licensing and Permits Committee of Community Board 1.

Manhattan Community Board 1 Liquor License Stipulations for Large Venue Establishments

A "large venue" as defined by the NYC Department of Building designation on public assembly is an establishment designed to hold 75 persons or more

Name of Establishment: **MURRAY 41 LLC d/b/a BOSS TWEED**

Address: **41 Murray Street, New York, NY 10007**

- (1) I will follow the recommendations made by the sound engineer and outlined in the acoustical testing report. I will make sure that noise including sound and bass vibrations cannot be heard outside of the premises of my establishment.
- (2) I will take the steps outlined in the resolution and in the traffic plan to manage vehicular and pedestrian activity.
- (3) I will follow and abide by the conditions set forth in the resolution regarding garbage disposal and collection. Garbage will be collected on the follows days and hours: _____
- (4) I will have delivery of supplies, goods and services during the hours of 10:00am to 5:00pm
- (5) Lighting that affects the security of the community and quality of life of nearby residents must be considered, and must be appropriately lit while not attracting unsavory elements (e.g. rodents, flies, mold, hazardous substances, etc.)
- (6) I understand that I must submit a notice to the community board for a street activity permit for my licensed establishment at least 45 days in advance
- (7) I understand that I must appear before the Licensing & Permits Committee if I am applying for an expansion onto municipal property and provide proof of receipt of the 30-day Standardized Notice form, a block plot diagram detailing the municipal space I am expanding to, and documentation confirming the municipal's approval to use the space. I also agree that I must sign the stipulations sheet outlining the conditions that must be adhered to for the roadbed/sidewalk seating.
- (8) Cameras will be used for viewing the entrance and egress.
- (9) I agree to follow the conditions outlined in the resolution on security oversight of the establishment to prevent noise, congestion and unruly patrons.
- (10) I will (additionally):

(15) Residents may contact the manager/owner at the below number. 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: Damien O'Brien Phone Number: 718-614-0675

Alternate Contact: Tadhg O'Callaghan Phone Number: 917-239-6070

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

[Signature] Signed _____ Dated 3/22/24

Sworn to this 22nd day of March 2024 [Signature]
Notary Public

PERRY DONDRE STEVEN
Notary Public, State of New York
No. 01PE6368561
Qualified in New York County
Commission Expires December 18, 2025

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

Manhattan Community Board 1 Liquor License Stipulations

I, Damian O'Brien, as a qualified representative of Murray 41 LLC, located at 41 Murray Street, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their On-Premises Liquor license

- (1) My hours of operation will be Sunday - Thursday and Friday - Saturday (I understand this to mean that all patrons will be cleared from the establishment at the specified hour). as per attached CB1 resolution
(2) I will operate a full-service restaurant, (please describe type of restaurant): American cuisine with full food service until 1 hour(s) before closing.
(3) I will install soundproofing (please describe type and locations) existing soundproofing is adequate
(4) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No
(5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music.
(6) I will close all doors and windows by 10pm Sun-Thurs and 10pm Fri-Sat. I will not have French doors or windows.
(7) I will have delivery of supplies, goods and services during the hours of 10am-5pm
(8) I will employ a doorman/security personnel on the following days and hours: Thursday through Saturday
(9) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents.
(10) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1.
(11) I will not apply for a sidewalk cafe license until at least a year after beginning operation. Yes No
(12) I will conspicuously post this stipulation form beside my liquor license inside of my business.
(13) I confirm that I have no violations from previous establishments for which I have served as a principal.
(14) I will (additionally):

hours of operation

10:00AM - 1:00AM Monday to Thursday,
10:00AM - 2:00AM Friday and Saturday,
10:00AM - 11:00PM Sunday

I will have no more than 12 buyouts per year

I do not intend to apply for the DOT Dining Out NYC Program

(15) Residents may contact the manager/owner at the below number. 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: Damian O'Brien Phone Number:

Alternate Contact: Tadhg O'Callaghan Phone Number:

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

Signed [Signature]

Dated 3/22/24

Sworn to this 22nd day of March, 2024

Notary Public

PERRY DONDRE STEVEN
Notary Public, State of New York
No. 01PE6368561
Qualified in New York County
Commission Expires December 18, 2025

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

Manhattan Community Board 1 Liquor License Stipulations for Large Venue Establishments

A "large venue" as defined by the NYC Department of Building designation on public assembly is an establishment designed to hold 75 persons or more

Name of Establishment: Sanmiwago 62 Inc

Address: 62 Williams Street, NY, NY 10005

- (1) I will follow the recommendations made by the sound engineer and outlined in the acoustical testing report. I will make sure that noise including sound and bass vibrations cannot be heard outside of the premises of my establishment.
- (2) I will take the steps outlined in the resolution and in the traffic plan to manage vehicular and pedestrian activity.
- (3) I will follow and abide by the conditions set forth in the resolution regarding garbage disposal and collection. Garbage will be collected on the follows days and hours: 9pm-10pm Monday to Friday
- (4) I will have delivery of supplies, goods and services during the hours of 11am-4pm Monday to Friday
- (5) Lighting that affects the security of the community and quality of life of nearby residents must be considered, and must be appropriately lit while not attracting unsavory elements (e.g. rodents, flies, mold, hazardous substances, etc.)
- (6) I understand that I must submit a notice to the community board for a street activity permit for my licensed establishment: at least 45 days in advance
- (7) I understand that I must appear before the Licensing & Permits Committee if I am applying for an expansion onto municipal property and provide proof of receipt of the 30-day Standardized Notice form, a block plot diagram detailing the municipal space I am expanding to, and documentation confirming the municipal's approval to use the space. I also agree that I must sign the stipulations sheet outlining the conditions that must be adhered to for the roadbed/sidewalk seating.
- (8) Cameras will be used for viewing the entrance and egress.
- (9) I agree to follow the conditions outlined in the resolution on security oversight of the establishment to prevent noise, congestion and unruly patrons.
- (10) I will (additionally):

(15) Residents may contact the manager/owner at the below number. 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: Jeffrey Liu Phone Number: 9176286086

Alternate Contact: _____ Phone Number: _____

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

Signed Jeffrey Liu

Dated 03/06/24

Sworn to this 6th day of March, 2024

Notary Public



Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

Manhattan Community Board 1 Liquor License Stipulations

I, Jeffrey Liu, as a qualified representative of Sanmiwago 62 Inc, located at 62 Williams Street, NY, NY 10005, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their Restaurant Wine license

(1) My hours of operation will be 7am-12am Sunday - Thursday and 7am-12am Friday - Saturday (I understand this to mean that all patrons will be cleared from the establishment at the specified hour).

(2) I will operate a full-service restaurant, (please describe type of restaurant): Asia Restaurant with full food service until 17 hour(s) before closing.

(3) I will install soundproofing (please describe type and locations) ceiling and interior walls

(4) I will have: DJs [] Yes [x] No Live music [] Yes [x] No Recorded Music [] Yes [x] No Dancing [] Yes [x] No Promoted events [] Yes [x] No Cover fee events [] Yes [x] No Scheduled performances [] Yes [x] No

(5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music. [x]

(6) I will close all doors and windows by 9pm Sun-Thurs and 9pm Fri-Sat. [] I will not have French doors or windows.

(7) I will have delivery of supplies, goods and services during the hours of 11am-4pm Monday-Friday

(8) I will employ a doorman/security personnel on the following days and hours: NONE

(9) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents. [x]

(10) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1. [x]

(11) I will not apply for a sidewalk cafe license until at least a year after beginning operation. [x] Yes [] No

(12) I will conspicuously post this stipulation form beside my liquor license inside of my business. [x]

(13) I confirm that I have no violations from previous establishments for which I have served as a principal.

(14) I will (additionally):

(15) Residents may contact the manager/owner at the below number. 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: 9176286086 Phone Number: 9176286086

Alternate Contact: Phone Number:

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

Signed [Signature]

Dated 03/06/20



Sworn to this 6th day of March, 2024

Notary Public

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire Summary
Revised 8/2019

- 1- Applicant Name **AV Liberty, LLC**
- 2- Establishment Name (Corporate & DBA) **AV Liberty, LLC d/b/a All'Antico Vinaio**
- 3- Address for Proposed License **225 Liberty Street, Store 251, New York, NY
10281**
- 4- Proposed Days/Hours of Operation **8:00 am - 9:00 pm Monday - Friday; 10:00 am - 9:00 pm
Saturday; 11:00 am - 7:00 pm Sunday.**
- 4.1 What floor(s) is the establishment on? **Ground floor and basement**
- 4.2 Any rooftop, terrace, or other outside usage? **N/A**
- 5- Square Footage of Location **796 total square feet [633 square feet (store) + 163 square feet
(sublevel storage)].**
- 6- Method of Operations (bar restaurant, Catering, etc) **Tavern Wine - sandwich shop kiosk within
Hudson Eats food hall.**
- 7- Type of License (Full liquor/OP, beer and wine, etc.) **Tavern Wine**
- 7.1 Type of application (New, Alteration, Change in Method of Operation, Corporate Change, Class Change) **New application +
Temporary Retail Permit**
- 8- Outdoor Seating? Sidewalk Roadbed **N/A**
- 9- Type of Music ? Live Recorded DJ
- 10- Volume of Music? Background
*(no sound from events, performances or music will be heard outside the premises or by
neighbors)* Other
- 11- Where will the kitchen exhaust system vent to? **Kitchen's local exhaust hood is connected to
building's Pollution Control Unit which vents
exhaust from kitchen up to top of building.**
- 12- Applicant's Previous Licensed Establishments and Addresses
Please see rider

This Liquor License Application Questionnaire Summary will be made available to the public one week prior to the Licensing and Permits Committee meeting. Any information provided herein is superseded by that described in the final stipulation sheet that will be agreed upon by the applicant and the Licensing and Permits Committee of Community Board 1.

Manhattan Community Board 1 Liquor License Stipulations

I, Tanya Bastianich Manuali, as a qualified representative of AV Liberty, LLC d/b/a All'Antico Vinaio, located at 225 Liberty Street, Store 251, New York, NY 10281, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their Tavern Wine license

7:00 am - 9:00 pm Monday - Friday; 10:00 am - 9:00 pm Saturday; 11:00 am - 7:00 pm Sunday.

- (1) My hours of operation will be _____ Sunday – Thursday and _____ Friday – Saturday (I understand this to mean that all patrons will be cleared from the establishment at the specified hour).
- (2) I will operate a ~~full service restaurant~~ (please describe type of restaurant): sandwich shop kiosk within a food hall
_____ with full food service until _____ hour(s) before closing.
- (3) I will install soundproofing (please describe type and locations) N/A
- (4) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No
Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No
- (5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music.
- (6) I will close all doors and windows by _____ Sun-Thurs and _____ Fri-Sat. I will not have French doors or windows.
- (7) I will have delivery of supplies, goods and services during the hours of
. Deliveries of goods will take place approximately between 7am - 12pm daily via the building's loading dock on the sub-level. Garbage pickup will take place approximately between 7am - 10am daily.
- (9) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents. N/A
- (10) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1.
- (11) I will not apply for a sidewalk café license until at least a year after beginning operation. Yes No
- (12) I will conspicuously post this stipulation form beside my liquor license inside of my business.
- (13) I confirm that I have 0 violations from previous establishments for which I have served as a principal.
- (14) I will (additionally):

(15) Residents may contact the manager/owner at the below number. 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: Mark Coscia Phone Number: 917-841-3376

Alternate Contact: Roberta Nibbi Phone Number: 646-630-2120

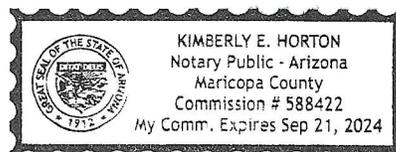
I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

[Signature] 3/7/24
 Signed Dated
 Sworn to this 7th day of March, 2024

Notary Public

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

Rev. 12/18



MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire Summary
Revised 8/2019

1- Applicant Name **AB Fulton Fulton Nominee LLC, Hersha Hospitality Management LP and 26 Ann FB LLC**

2- Establishment Name (Corporate & DBA) **Moxy NYC Downtown**

3- Address for Proposed License **26 Ann Street**

4- Proposed Days/Hours of Operation **Hotel 24/7 / Food service 8am to 12am and bar service 8am to 2am**
Grab & Go Station for food and alcohol for hotel guests closes at 4am seven days a week

4.1 What floor(s) is the establishment on? **Entire hotel**

4.2 Any roof top, terrace, or other outside usage? **No**

5- Square Footage of Location **128,690**

6- Method of Operations (bar restaurant, Catering, etc) **Boutique hotel with restaurant and lounge**

7- Type of License (Full liquor/OP, beer and wine, etc.) **Full liquor/OP**

7.1 Type of application (New, Alteration, Change in Method of Operation, Corporate Change, Class Change) **Corporate Change. See attached change for co-licensee 26 Ann FB LLC**

8- Outdoor Seating? Sidewalk Roadbed **N/A**

9- Type of Music ? Live Recorded DJ

10- Volume of Music? Background

(no sound from events, performances or music will be heard outside the premises or by neighbors)

Other

11- Where will the kitchen exhaust system vent to? **N/A**

The kitchen has two turbo electric ovens with no gas or exhaust

12- Applicant's Previous Licensed Establishments and Addresses

Please see attached list

This Liquor License Application Questionnaire Summary will be made available to the public one week prior to the Licensing and Permits Committee meeting. Any information provided herein is superseded by that described in the final stipulation sheet that will be agreed upon by the applicant and the Licensing and Permits Committee of Community Board 1.

Manhattan Community Board 1 Liquor License Stipulations

I, Yanshu Li, as a qualified representative of the co-licensee AB Fulton Nominee LLC, located at 26 Ann Street, New York, New York, agree to

the following stipulations for the applicant's Method of Operation for their hotel liquor license. This is in connection with the corporate change application for the co-licensee 26 Ann FB LLC

(1) My hours of operation will be ** Sunday – Thursday and _____ Friday – Saturday (I understand this to mean that all patrons will be cleared from the establishment at the specified hour).

(2) I will operate a full-service restaurant, (please describe type of restaurant): Continental Menu with full food service until 1/2 hour(s) before closing.

(3) I will install soundproofing (please describe type and locations) Sound proofing already installed throughout the hotel. Acoustic plaster used for ceiling and exterior walls are fulling insulated.

(4) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No

(5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music.

(6) I will close all doors and windows by _____ Sun-Thurs and _____ Fri-Sat. I will not have French doors or windows. N/A

(7) I will have delivery of supplies, goods and services during the hours of Regular business hours

(8) I will employ a doorman/~~security personnel~~ on the following days and hours: 24 hours / 7 days a week

(9) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents.

(10) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1.

(11) I will not apply for a sidewalk café license until at least a year after beginning operation. Yes No N/A

(12) I will conspicuously post this stipulation form beside my liquor license inside of my business.

(13) I confirm that I have zero violations from previous establishments for which I have served as a principal.

(14) I will (additionally):

****The hours of operation are 24/7 for the hotel. The food service hours are 8am to 12am seven days a week and the bar service hours are 8am to 2am Monday to Saturday and 10am to 2am Sunday. There is a grab and go station for hotel guests for the sale of food and bottled alcoholic beverages that closes at 4am 7 days a week. The hours for live music and a DJ will be 5pm and 9pm and on occasion.**

(15) Residents may contact the manager/owner at the below number. 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: Yanshu Li Phone Number: 212 823 3747

Alternate Contact: Hiram Negron Phone Number: 914 960 7611

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

Signed [Signature] Dated 3/19/24

Sworn to this 19th day of MARCH, 2024 Michelle C. Terrio
Notary Public

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents. Rev. 12/18

MICHELLE C. TERRIO
Notary Public, State of New York
Reg. No. 01TE6306681
Qualified in Westchester County
Commission Expires June 23, 2026

Manhattan Community Board 1 Liquor License Stipulations for Large Venue Establishments

A "large venue" as defined by the NYC Department of Building designation on public assembly is an establishment designed to hold 75 persons or more

Name of Establishment: **AB Fulton Nominee LLC, Hersha Hospitality Management LP and 26 Ann FB LLC**

Address: **26 Ann Street, New York, NY 10038**

- (1) I will follow the recommendations made by the sound engineer and outlined in the acoustical testing report. I will make sure that noise including sound and bass vibrations cannot be heard outside of the premises of my establishment. **N/A**
- (2) I will take the steps outlined in the resolution and in the traffic plan to manage vehicular and pedestrian activity. **N/A**
- (3) I will follow and abide by the conditions set forth in the resolution regarding garbage disposal and collection. Garbage will be collected on the follows days and hours: **Regular business hours**
- (4) I will have delivery of supplies, goods and services during the hours of **Regular business hours**
- (5) Lighting that affects the security of the community and quality of life of nearby residents must be considered, and must be appropriately lit while not attracting unsavory elements (e.g. rodents, flies, mold, hazardous substances, etc.)
- (6) I understand that I must submit a notice to the community board for a street activity permit for my licensed establishment at least 45 days in advance
- (7) I understand that I must appear before the Licensing & Permits Committee if I am applying for an expansion onto municipal property and provide proof of receipt of the 30-day Standardized Notice form, a block plot diagram detailing the municipal space I am expanding to, and documentation confirming the municipal's approval to use the space. I also agree that I must sign the stipulations sheet outlining the conditions that must be adhered to for the roadbed/sidewalk seating.
- (8) Cameras will be used for viewing the entrance and egress.
- (9) I agree to follow the conditions outlined in the resolution on security oversight of the establishment to prevent noise, congestion and unruly patrons.

(10) I will (additionally):

[A long diagonal line is drawn across the area for additional stipulations.]

(15) Residents may contact the manager/owner at the below number. 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: **Yanshu Li** Phone Number: **212 823 3747**

Alternate Contact: **Hiram Negron** Phone Number: **914 960 7611**

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

[Signature]
Signed

3/19/24
Dated

Sworn to this **19th** day of **MARCH, 2024** *Michelle C. Terrio*
Notary Public

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

MICHELLE C. TERRIO
Notary Public, State of New York
Reg. No. 01TE6306681
Qualified in Westchester County
Commission Expires June 23, 2026