



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

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, Paris McGarry, as a qualified representative of Eureka Gem LLC,  
located at 297 Broome 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 4 pm- 12am ; Tue 4 pm -12 am ; Wed 4 pm -12 am ;  
Thu 4 pm -12 am ; Fri 4 pm -12 am ; Sat 4 pm -12 am ; Sun 4 pm -12 am .  
(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 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 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 \_\_\_\_\_,  
\_\_\_\_\_ number of TVs
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 3.
11. ☒ I will not seek a change in class to a full on-premises 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 unlimited drink specials, including boozy brunches, with food.
14. ☒ 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 \_\_\_\_\_. - **Please indicate one of the above** -
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: Flynn McGarry Phone Number: (310) 801-9538

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

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

Paris McGarry  
Signed

09/07/2021

Dated

Sworn to this \_\_\_\_\_ day of \_\_\_\_\_ 2021 \_\_\_\_\_

Notary Public



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

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Today's Date: 09/07/21

**APPLICANT**

1. Name of applicant and principle(s): Eureka Gem LLC
2. Premise address: 297 Broome St
3. Cross streets: Eldridge
4. Trade name (DBA): Gem.wine
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: Tavern wine (beer wine and cider)
9. Previous or current use of the location: Vacant
10. Corporation and trade name of current location: n/a
11. Type of building and number of floors: Mixed use, 6 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? tbd  
(Letter of No Objection pending)
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): C4-4A
15. How many licensed establishments are within 1 block? 2
16. How many On-Premise (OP) liquor licenses are within 500 feet? 10
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: Wine bar
19. Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☒ No
20. If yes, please describe what type: \_\_\_\_\_
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): Daily 4 pm - 12 a.m.
22. Total number of table: 4 23. Total number of seats: 22
24. How many stand-up bars / bar seats are located on the premise? 1  
(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): In the rear of the premises; 5' by 3' feet
26. Does premise have a full kitchen? ☐ Yes ☒ No
27. What are the hours kitchen will be open? 4-12
28. What type of food is available for sale? Small snacks
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Manager
30. How many employees will there be? 4
31. Do you have or plan to install? ☐ French doors ☐ accordion doors ☒ windows
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: \_\_\_\_\_
35. What will be the music volume? ☒ Background (quiet) ☐ Entertainment level
36. Please describe your sound system: Small speaker system and amplifier
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? \_\_\_\_\_
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? \_\_\_\_\_  
The premises are very small (seat 22); we will turn away those who cant be accomodated
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? \_\_\_\_\_  
Our employees will manage noise
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): Eureka Gem LLC
45. Address: 116 Forsyth St. 45a. Community Board CB3
46. Dates of operation: 2/14/2018
47. Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If yes, explanation of experience or resume. (Principal /entity is the same; the manager/executive chef is the same)
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

Eureka Gem LLC 3108019538

---

Company/DBA Name and Contact Number for Questions

**plans to open a**

Wine bar

---

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

**at the following location**

297 Broome street New York NY 1002

---

Building Number and Street Name (Address)

**This establishment is seeking a license to serve**

Beer and wine

---

Beer & Wine or Beer

Paris McGarry admin@gem-nyc.com

---

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

Eureka Gem LLC 3108019538

---

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)

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)

297 Broome street New York NY 1002

---

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)

Beer and wine

---

(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](mailto:mn03@cb.nyc.gov) - [www.cb3manhattan.org](http://www.cb3manhattan.org)

# NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

Eureka Gem LLC 3108019538

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

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

297 Broome street New York NY 10002

address

dirección

Seeking a license to serve

En búsqueda de una  
licencia para servir:

Beer and wine

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](mailto:mn03@cb.nyc.gov) - [www.cb3manhattan.org](http://www.cb3manhattan.org)