



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

Paul Rangel, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations

I, Thomas Fischetti, as a qualified representative of OT AT LLC  
 located at 94 Avenue A, New York, NY agree to the following stipulations:

1. My license type is:  beer & cider  wine, beer & cider  liquor, wine, beer & cider
2.  I will operate a full-service restaurant, specifically a (type of restaurant) American comfort food restaurant, or  
 I will operate a \_\_\_\_\_  
 with a kitchen open and serving food during all hours of operation OR  with less than a full-service kitchen but serving food during all hours of operation OR  Other with a kitchen open and serving food within one hour of closing
3. My hours of operation will be opening no later than 4:00 P.M. Monday to Friday and 11:00 A.M. Saturday and Sunday and closing by 4:00 A.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.)

4.  I will not use outdoor space for commercial use (including Open Restaurants) OR  
 My sidewalk café hours or other outside hours (including Open Restaurants) will be closing by 10:00 P.M.
5.  I will employ a doorman/security personnel: one on weekends
6.  I will install soundproofing, as necessary in addition to existing 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, or during unamplified live performances or televised sports.  
 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, or during unamplified live performances or televised sports.
8. I will not have  DJs,  live music,  promoted events,  any event at which a cover fee is charged,  scheduled performances,  more than 2 DJs per week,  more than 3 private parties per month  
DJs Friday and Saturday only, ambient recorded background music only

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 restrictions OR  I will have happy hour and it will end by 7:00 P.M.
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: Thomas Fischetti Phone Number: (347) 873-2994

18.  I will: close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors designate an employee to ensure that outdoor customers are not loud and disturbing residents

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

Thomas Fischetti

Signed \_\_\_\_\_ Dated 4-18-22

Sworn to this 18th day of April 2022

FRANK DE SILEO  
 Notary Public, State of New York  
 Commission Expires \_\_\_\_\_  
 Notary Public