



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

Susan Stetzer, District Manager

Paul Rangel, Board Chair

Community Board 3 Liquor License Stipulations

I, Erin Neary and Nathaniel Esten, as a qualified representative of Book Club Bar LLC located at 197 East 3rd Street, New York, NY agree to the following stipulations:

1. My license type is: beer & cider wine, beer & cider liquor, wine, beer & cider restaurant, or
2. I will operate a full-service restaurant, specifically a (type of restaurant) _____
 I will operate a bookstore
 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 _____
3. My hours of operation will be indoors opening no later than 8:00 A.M. and closing by 2:00 A.M. all days
rear yard will be 10:00 A.M. to 9:00 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.)
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 backyard by 9:00 P.M. all nights
5. I will employ a doorman/security personnel: _____
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, 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 _____ DJs per _____, more than _____ private parties per _____
 it may have live, incidental, acoustic un-amplified music consisting of no more than one musician playing no more than one time per week, no later than 9:00 P.M.
 it may have book signings and other book-related events
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: Nathaniel Esten Phone Number: (917) 841-1432
 18. I will: close any outdoor usages allowed by Open Restaurants (beyond the backyard which must close by 9:00 P.M.) by 10:00 P.M. and not have speakers or televisions

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

Signed [Signature] Dated 4/18/22
 Sworn to this 18 day of April, 2022

Notary Public, State of New York
 Registration No. 02106097177
 Qualified in New York County
 Commission Expires August 18, 2023