



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, Gadi Peleg and David Paz, as a qualified representative of GPGB LLC and 225 Bowery LLC located at 225 Bowery aka 3 Freeman Alley, New York, NY agree to the following stipulations:

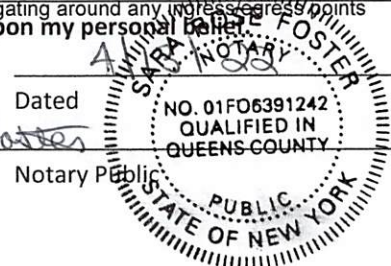
- 1. My license type is: [] beer & cider [] wine, beer & cider [x] liquor, wine, beer & cider
2. [] I will operate a full-service restaurant, specifically a (type of restaurant) restaurant, or [x] I will operate a hotel serving modern Mediterranean food with a kitchen open and serving food during all 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 ground floor (indoors): 7:00 A.M. to 4:00 A.M.; ground floor (outdoors) 7:00 A.M. to 12:00 A.M. 11th floor (indoors): 7:00 A.M. to 4:00 A.M.; 11th floor outdoors 7:00 A.M. to 2:00 A.M.
4. [] I will not use outdoor space for commercial use (including Open Restaurants) OR [x] My sidewalk cafe hours or other outside hours (including Open Restaurants) will be ground floor 12:00 A.M. 11th floor 2:00 A.M.
5. [x] I will employ a doorman/security personnel: maximum of five guards on all days, on the ground floor at 3 Freeman Alley and 225 Bowery; and on the 11th floor
6. [] I will install soundproofing, already installed
7. [] I will close any front or rear facade 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. [x] I will have a closed fixed facade 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, [x] promoted events, [x] any event at which a cover fee is charged, [x] scheduled performances, [x] more than 2 DJs per week, [x] more than 3 private parties per week. DJs may play ambient recorded music in the 11th floor indoor space on Friday and Saturdays ONLY it may have incidental live unamplified music on the 11th floor indoor space no more than 3 times a week
9. [] I will play ambient recorded background music only.
10. [x] 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. [x] I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12. [x] I will not participate in pub crawls or have party buses come to my establishment.
13. [x] 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 [x] I will have happy hour and it will end by 8:00 P.M.
15. [x] I will not have wait lines outside. [x] I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. [x] I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. [x] 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: Steven Escobar Phone Number: (718) 873-6119

18. [x] I will: use an online reservations and texting system and direct any reservation-less patrons to wait in an interior space to avoid outdoor crowding and noise; follow the recommendation of the sound study regarding its outdoor spaces and place any outdoor speakers on the ground to minimally impact ambient sound and turn them off 30 minutes before closing; ensure no loud patrons on the outdoor ground floor patio or congregating around any ingress/egress points. I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed Sworn to this 13th day of April, 2022

Dated Susan R. Yates



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1. there will be entrances and exits to the hotel accessible to the public located on Bowery, between Stanton Street and Rivington Street, and an entrance (but no exit) to the hotel located on Freeman Alley, off of Rivington Street, between Chrystie Street and Bowery
2. all loading and unloading will occur on Bowery
3. deliveries and garbage and other pick-ups will occur on Bowery and garbage will be retained inside of the hotel until pick-up

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

Signed

Sworn to this 13th day of April 2022

Dated

4/13/22
Sara Rose Foster

Notary Public

