



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

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations

I, Salah Shahin, as a qualified representative of 302 Broome Street, LLC
located at 302 Broome Street, New York, NY agree to the following stipulations:

- My license type is: ☐ beer & cider ☐ wine, beer & cider ☒ liquor, wine, beer & cider
- ☒ 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 _____
- My hours of operation will be Monday-Thursday 5 P.M.- 2 A.M., Friday-Saturday 5 P.M.- 4 A.M., Sunday 5PM - 2AM

(I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)

- ☒ I will not use outdoor space for commercial use (including Open Restaurants) OR
☐ I will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors.
- ☒ I will employ a doorman/security personnel: two per night, additional if needed
- ☒ I will install soundproofing, to supplement existing soundproofing; sound from restaurant and basement will be inaudible to building residents
- ☐ 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.
- I will not have ☐ DJs, ☐ live music, ☒ third-party promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☐ more than _____ DJs per _____, ☒ more than ⁸ private parties per month
On level 1A, live music will be between 8pm-10:30pm background level, Thurs - Saturday, ambient background recorded music all other times; DJs at entertainment level in the basement only
- ☐ I will play ambient recorded background music only.
- ☒ 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.
- ☒ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
- ☒ I will not participate in pub crawls or have party buses come to my establishment.
- ☒ I will not have unlimited drink specials, including boozy brunches, with food.
- ☒ 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 _____.
- ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
- ☒ 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: Salah Shahin Phone Number: 646-427-4420

18. ☒ I will: abide by the terms of the written agreement with building residents, signed and dated 9/16/2024; will seek approval from building residents before applying for alterations to license terms (Attached)

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

Signed _____
Sworn to this 24th day of September 2024

Dated 09/24/2024

FRANK V. CALUO
Notary Public, State of New York
No. 24-014762
Qualified in Kings County
Commission Expires 06/23/2025