



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

April 11, 2025

New York State Liquor Authority
80 South Swan Street, Suite 900
Albany, New York 12210-8002

Re: Book Club Bar LLC d/b/a Book Club Bar Application for alteration to add
municipal space with stipulations: Roadway
197 East 3rd Street
New York, NY 10009

Dear New York State Liquor Authority,

Community Board 3, Manhattan has no objection to the alteration of Book Club Bar LLC d/b/a Book Club Bar at 197 East 3rd Street, for adding municipal space as long as the agreed upon attached stipulations are added to the license.

1. Will close all outdoor seating by 10 pm.
2. All outdoor dining patrons will be seated at tables.
3. Will not have music, amplified sound, or TVs outdoors as per Open Dining Guidelines, and will remove all outdoor speakers.
- ~~4. For sidewalk seating, business will comply with DOT guidelines. Will have tables and chairs.~~
5. For roadbed seating, will comply with DOT guidelines. Will have 4 tables and 8 chairs.
6. Will have a staff person responsible for ensuring no loitering, noise or crowds outside.
7. Will conspicuously post this stipulation form beside liquor license inside of business.
8. Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. Will revisit the above-stated method of operation if necessary in order to minimize establishment's impact on neighbors.

Sincerely,

Andrea Gordillo, Chair

Clint Smeltzer, Chair

Cc: Kimberly A. Summers, applicant's representative



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Community Board 3 Open Dining Stipulations for Administrative Approval

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

☐ Application for Sidewalk Café ☒ Application for Curbside Dining

1. I will close all outdoor seating by 10 pm.
2. All outdoor dining patrons will be seated at tables.
3. I will not have music, amplified sound, or TVs outdoors as per Open Dining Guidelines, and I will remove all outdoor speakers.
4. For sidewalk seating, I will comply with DOT guidelines. I will have _____ tables and _____ chairs.
5. For roadbed seating, I will comply with DOT guidelines. I will have 4 tables and 8 chairs.
6. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
7. I will conspicuously post this stipulation form beside my liquor license inside of my business.
8. 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: Erin Neary Phone Number: 262-227-0015

9. ☐ I will: _____

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

Signed [Signature]

Sworn to this 24 day of February, 2025

Dated 2/24/25

[Signature]
Notary Public

NEVA HOFFMAIER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02HO6097177
Qualified in New York County
Commission Expires August 18, 2027