



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, Max Reginald Robson, as a qualified representative of Romaa, LLC, located at 78-82 E. 4th 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) _____ restaurant, or
☒ I will operate a Modern French Restaurant with a theater
☐ 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 - Friday 12pm - 4am, Saturday - Sunday 11am - 4am

(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: 1 security guard outside
- ☒ I will install soundproofing, to ensure sound is inaudible and vibrations are not felt in neighboring apartments
- ☒ 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 24 private parties per year
DJs & live music at entertainment level in cellar level only in connection with theatrical performances. First floor is recorded background music 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 _____.

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 neighborhood.

★ Name: Mr Max Reginald Robson Phone Number: 914-746-5009

18. ☒ I will: Install soundproofing in accordance with approved plans from sound engineer(Acoustilog) including sign on inside

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

Signed

Sworn to this 17 day of July 2025

07.15.2025

Dated

Notary Public

