



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 Application Questionnaire**

**NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.**

**The following items and questionnaire package are due by date listed in email invite:**

- ☒ Schematics, floor plans or architectural drawings of the inside of the premise.
- ☒ A proposed food and or drink menu.

**The following items are due by noon Wednesday before the meeting:**

- ☐ Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided) *Will submit on 09/03/2025.*
- ☒ Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website:  
<https://www1.nyc.gov/site/manhattancb3/resources/community-groups.page>  
(this is not required but strongly suggested if a relevant group exists)
- ☒ Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

Check which you are applying for:

- ☒ new liquor license    ☐ alteration of an existing liquor license    ☐ corporate change

Check if either of these apply:

- ☐ sale of assets    ☐ upgrade (change of class) of an existing liquor license

**Today's Date:** 08/28/2025

Is location currently licensed? ☐ Yes ☒ No    Type of license: \_\_\_\_\_

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Previous use was a performance gallery.

Corporation and trade name of current license: N/A

**APPLICANT:**

Premise address: 44 Avenue A, New York NY 10009

Cross streets: East 3rd Street & East 4th Street

Name of applicant and all principals: Top Secret Comedy Club Inc., Principal Mark Rothman

Trade name (DBA): N/A

**PREMISE:**

Type of building and number of floors: 5 story multi unit

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

☐ Yes ☒ No\* What is maximum NUMBER of people permitted 276

<sup>\*Pending</sup>  
What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2): R7A

**PROPOSED METHOD OF OPERATION:**

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) 5pm-1am (Monday-Thursday), 5pm-2am (Friday), 1pm – 2am (Sat & Sun)

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? ☒ Yes ☐ No

If yes, please describe what type: Stand-up comedy performances

Number of indoor tables? 0 Total number of indoor seats? 242

How many stand-up bars/bar seats are located on the premise (number, length, and location) \_\_\_\_\_

Two bars with zero seats, 21'1" long, located on the ground floor

(A **stand-up bar** is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)

Does premise have a full kitchen? ☐ Yes ☒ No

Does it have a food preparation area? ☒ Yes ☐ No (If any, show on diagram)

Is food available for sale? ☒ Yes ☐ No If yes, describe type of food and submit a menu Pizza; see attached menu

What are the hours the kitchen will be open? All hours of operation

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Manager

How many employees will there be? 27

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows? No

Will there be TVs/monitors? ☐ Yes ☒ No (If Yes, how many?) \_\_\_\_\_

Will premise have music? ☒ Yes ☐ No

If Yes, what type of music? ☐ Live musician ☐ DJs ☒ Streaming services/playlists

If other type, please describe \_\_\_\_\_

What will be the music volume? ☒ Background (conversational) ☐ Entertainment (live music venue level) Please describe your sound system: PA system for performances

Will you host any promoted events, scheduled performances, or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? The applicant will have one scheduled, ticketed comedy shows per day upon opening and then two per day depending upon demand. A cover fee will be charged. Free student tickets will be offered Sunday to Wednesday.

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? Online through social media and website, no third party promoters

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment?

Please attach plans. (Please do not answer "we do not anticipate congestion.") Doorman will monitor vehicular and pedestrian traffic to ensure no congestion occurs. We have provided a detailed plan of how ticketing and lines will be handled.

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) One security personnel during the week and two on weekends

How do you plan to manage noise inside and outside your business so neighbors will not be affected?

Please attach plans. There is extensive existing soundproofing is installed by prior tenants.

Is sound proofing installed? ☒ Yes ☐ No

If not, do you plan to install sound proofing? ☐ Yes ☐ No

Are there current plans to use the Open Restaurants program for the sale or consumption of alcoholic beverages outdoors? (includes roof & yard) ☐ Yes ☒ No If Yes, describe and show on diagram:

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#### APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously? ☒ Yes ☐ No

If yes, please indicate name of establishment: Top Secret Comedy Club

Address: 170A Drury Lane, London, England WC2B 5PD Community Board # N/A

Dates of operation: 02/2012 to present

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume. Note: failure to disclose previous experience or information hampers the ability to evaluate this application. *Please see attached resume.*

Does any principal have other businesses in this area? ☐ Yes ☒ No If Yes, please give trade name, address and describe the business \_\_\_\_\_

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Has any principal had SLA reports or action within the past 5 years? ☐ Yes ☒ No If Yes, attach list of violations and dates of violations and outcomes, if any.

Attach a separate diagram that indicates the location (**name and address**) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate **Bar**, **Restaurant**, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

**LOCATION:**

How many licensed establishments are within 1 block? 4

How many On-Premise (OP) liquor licenses are within 500 feet? 10

Is the premise within 200 feet on the same street of any school or place of worship? ☐ Yes ☒ No

The door on Third Street will be used as an exit only.

**COMMUNITY OUTREACH:**

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups, but it is not required. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary)

***We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.***

1. My license type is: ☐ beer & cider ☐ wine, beer & cider ☒ liquor, wine, beer & cider

2. ☐ I will operate a full-service restaurant, specifically a (type of restaurant)

\_\_\_\_\_ restaurant, or

☒ I will operate a comedy club,

☐ 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:

Mon 5pm-1am; Tue 5pm-1am; Wed 5pm-1am;

Thu 5pm-1am; Fri 5pm-2am; Sat 1pm-2am;

Sun 1pm-2am. (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

☐ I will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors

5. ☒ I will employ a doorman/security personnel: 1 during week, 2 during weekend

6. ☐ I will install soundproofing, Existing



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 performances or televised sports. ☒ I will have a closed fixed façade with no open doors or windows except my entrance door, which 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 performances or televised sports.
8. 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 <sup>5</sup> private parties per \_\_\_\_\_ year
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 \_\_\_\_\_.
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: Mark Rothman

Phone Number: +447508243893

# TOP SECRET

## comedy club

### PIZZA MENU

#### **MARGHERITA** **\$12**

house specialty, brick oven pizza with tomato sauce, basil, homemade fresh mozzarella

#### **QUATTRO FORMAGGIO** **\$16**

four italian cheeses; gorgonzola, mozzarella and taleggio, goat cheese on a crispy thin crust

#### **ALL MEAT** **\$17**

pizza with pepperoni, bacon, italian sausage, parma ham, and fresh mozzarella

#### **VEGGIE (VE)** **\$14**

vegan mozzarella, tomato, basil on a thin base, topped with peppers and olives

beers

CARLSBERG

PORETTI

BROOKLYN PILSNER

SHIPYARD PALE ALE

SOMERBY APPLE CIDER

BECK'S, HOFERBACH, CORONA,  
DORFMEISTER, STILLA, REINHEIT 0.0

PURE IPA, GUINNESS

PINT £6.00 / JIG £14.00

PINT £6.45 / JIG £14.40

PINT £6.85 / JIG £14.80

PINT £6.45 / JIG £12.40

PINT £6.15 / JIG £12.10

BOTTLE £6.50

BOTTLE £6.10

spirits & wines

HOUSE SPIRIT & MIXER

PREMIUM SPIRIT & MIXER

SPIRIT & REDBULL

SHOTS

WINE

PROSECCO

SINGLE £6.20 / DOUBLE £6.40

SINGLE £6.50 / DOUBLE £7.00

SINGLE £6.70 / DOUBLE £7.20

1 SHOT £5.25 / 5 SHOTS £14.40

100ML GLASS £6.40 / BOTTLE £16.60

GLASS £2.75 / BOTTLE £16.40

cocktails

SEX ON THE BEACH Vodka, Archers, Oranges, Cranberry

WOO WOO Malibu, Vodka, Cranberry, Lime

TOP SECRET TEA Blackberry, Blackcurrant, Apple, Lime

MIAMI BEACH White Rum, Malibu, Pineapple, Lime

CRANBERRY COOLER Vodka, Cranberry, Red Bull

£7.20 / JIG £ 24.20

£7.20 / JIG £24.20

£7.20 / JIG £ 24.20

£7.20 / JIG £24.20

£6.20 / JIG £26.20

TOP SECRET  
comedy club

PLUMBING FIXTURE REQUIREMENTS AS PER 2022 PLUMBING CODE - THEATERS (A-10)

WATER CLOSETS	WATER CLOSETS	WATER CLOSETS
MALE	FEMALE	MAXIMUM REQUIRED PLUMBING
170 sq ft for 210 A (17 PER 200)	103 sq ft for 210 A (17 PER 200)	STAIRS 2022 A.C. 403.1
1172 for remainder 165 for remainder	1172 for remainder 165 for remainder	
TOTAL REQUIRED	2	4
TOTAL PROVIDED	6	6

MIN. EXIT AND ACCESS REQ. AS PER 1998 CODE (TABLE 6-1 & 6-1)

EXIT ART GALLERY	EXIT ART GALLERY	EXIT ART GALLERY
WIDTH	CAPACITY ACT. LOAD	
72"	160	2760-138
EXTERIOR DOOR		

MIN. EXIT AND ACCESS REQ. AS PER 1998 CODE (TABLE 6-1 & 6-1)

EXIT THEATER	EXIT THEATER	EXIT THEATER
WIDTH	CAPACITY ACT. LOAD	
72"	160	2760-138
EXTERIOR DOOR		

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WIDTH	CAPACITY ACT. LOAD	
72"	160	2760-138
EXTERIOR DOOR		

APPROX. 242 FIXED SEATS

+ 7 ADA CLEAR FLOOR SPACE SPOTS (30" X 48")

270 FIXED SEATS, - 28 SPOTS TO BE REMOVED FOR ADA CLEARANCE COMPLIANCE.

(7) ADA CLEAR FLOOR SPACE SPOTS (30" X 48")

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EXIT ART GALLERY		
EXIT COMPONENT	WIDTH	CAPACITY ACT. LOAD
EXTERIOR DOOR	72"	275/2=138

MIN. NUMBER OF REQUIRED PLUMBING STANDARDS (TABLE 403-1)	WATER CLOSETS		LAVATOIRES (1 PER 200)
	MALE 1/70 for first 210 & 1/125 for remainder	FEMALE 1/65 for first 210 & 1/65 for remainder	
TOTAL REQUIRED:	2	4	2
TOTAL PROVIDED:		6	6

157

APPROX. 242 FIXED SEATS

+ 7 ADA CLEAR FLOOR SPACE SPOTS  
(30" X 48")

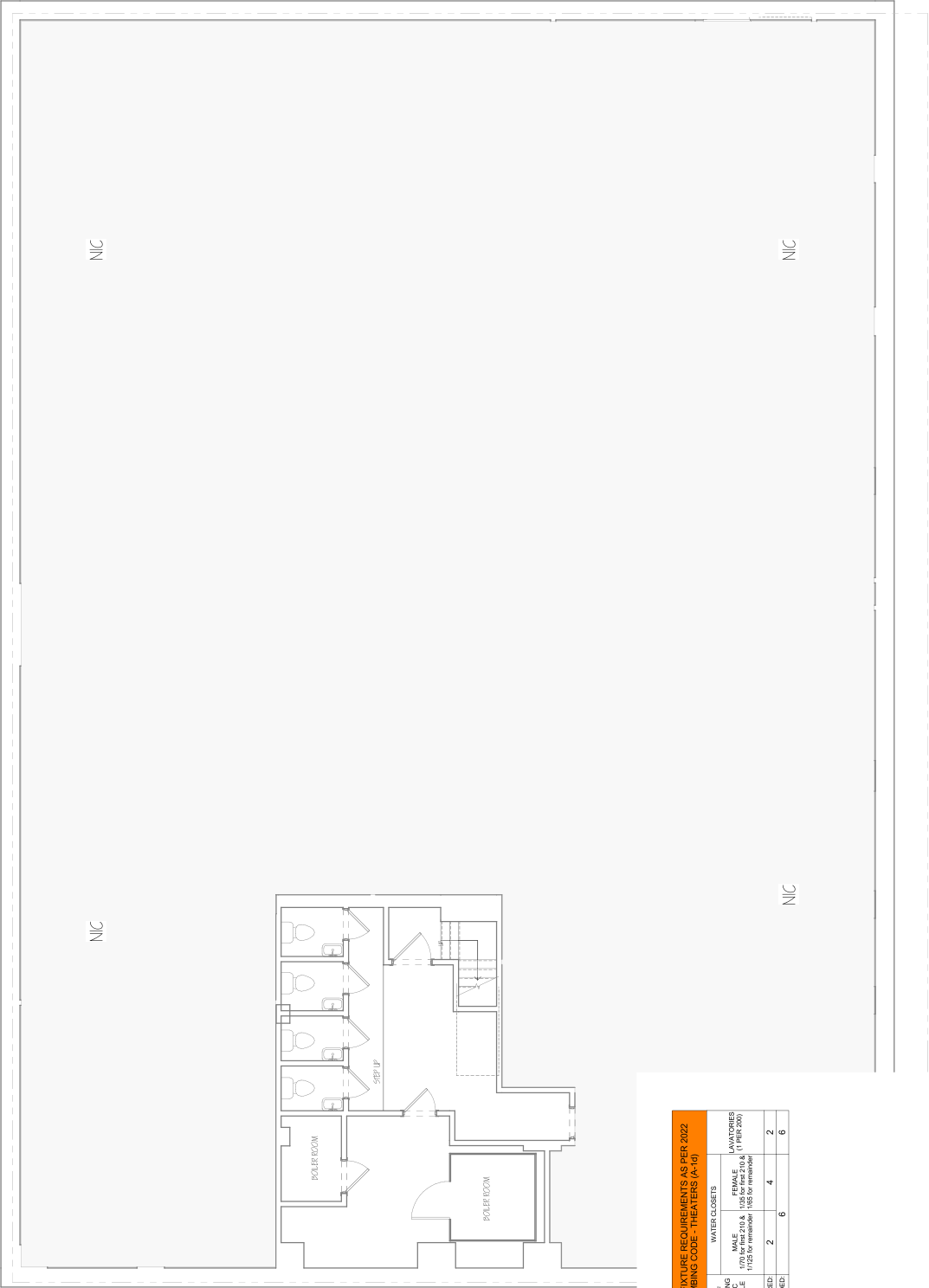
270 FIXED SEATS, - 28 SPOTS TO BE  
REMOVED FOR ADA CLEARANCE  
COMPLIANCE.

196/8 P.C. (TABLE 5-2) OCC. CLASS GROUP F-1a  
196/8 P.C. (TABLE 6-2); D- DESIGNED NUMBER OF SEATS OR OCCUPANTS  
TOTAL OCCUPANT LOAD AS PER (TABLE 8-1):  
F-1a - 50 PERSONS PER UNIT OF WIDTH (PLACE OF ASSEMBLY)  
5-2 X 50 = 160 PERSONS  
5-20 PERSONS MAX. TOTAL (2 EXIT DOORS)  
PROPOSED OCCUPANCY: 276

MIN. EXIT AND ACCESS REQ. AS PER 1968 CODE (TABLE 6-1 & 8-1)			
EXIT THEATER			
EXIT COMPONENT	WIDTH	CAPACITY	ACT. LOAD
EXTERIOR DOOR	72"	160	278/2=138

(7) ADA CLEAR FLOOR SPACE SPOTS (30" X 48")

Proposed Cellar Diagram



PLUMBING FIXTURE REQUIREMENTS AS PER 2022 PLUMBING CODE - THEATERS (A-10)					
MIN. NUMBER OF PLUMBING FIXTURES 2022 PC STANDARDS (TABLE 403.1)	WATER CLOSETS		LAVATORYS		TOTAL PROVIDED
	MALE 1/2" for men/boys 1/25 for men/boys 1/25 for men/boys	FEMALE 1/2" for women 1/25 for women	MALE 1/2" for men/boys 1/25 for men/boys	FEMALE 1/2" for women 1/25 for women	
TOTAL REQUIRED:	2	4	2	2	6

① EXISTING CELLAR LEVEL  
1/4" = 1'-0"

# MARK ROTHMAN

ENTREPRENEUR, ECCENTRIC & COMEDIAN



## CONTACT

+44 (0)7508 243 893

markrothman@yahoo.com

London, UK

[www.thetopsecretcomedyclub.co.uk](http://www.thetopsecretcomedyclub.co.uk)

## SKILLS

- Entrepreneurial Leadership & Business Growth
- Venue Operations & Project Management
- Financial & Strategic Planning
- Community Engagement & Cultural Development

## LANGUAGES

- English
- Japanese
- French



## PROFILE

I've spent 40 years chasing two things: laughs and opportunities. From Street Performing across Europe, Asia, Australia and Canada in three languages, to buying a warehouse in London and turning it into something useful, to building Top Secret Comedy Club into one of the UK's busiest comedy venues, I've learned how to turn big ideas into reality. Now I'm taking the show to New York in 2025. Entrepreneur, performer, project manager, and proof you can build an empire armed with nothing more than a microphone and questionable life choices.

## PERSONAL STATEMENT

I am as straight edged as they come. No drinking, no drugs, organic and sugar free. I am boring, and I say that proudly. My best traits are my devotion to my kids, my appetite for comedy, and my high tolerance for my wife. Comedy is my passion, and by good fortune, also my profession. I believe in creating spaces where performers can shine and audiences get the very best chance to see comedy at its finest.

American comedians have been urging us to bring our club to New York for many years and I feel honoured to finally have this opportunity. It may turn out to be a spectacular failure or a spectacular success, but I will do everything in my power to tip the balance towards the latter (success). I hope you can help me with that.



## WORK EXPERIENCE

### Top Secret Comedy Club

2010 - PRESENT

Founder & Director

- Established Top Secret Comedy Club in Covent Garden in 2010, growing from one night a week to 7 nights a week by 2012.
- Incorporated as a limited company in 2012, relocating to Drury Lane with a 220-seat capacity.
- Expanded operations by:
  - > Opening a second performance space (2016) - 150 seats
  - > Opening a third room and second venue (2024) - 330 seats
- Took full responsibility for project management of all acquisitions, refurbishments, and operational set-ups
- Built the club into the highest-rated comedy club in Europe, recognised as a respected London institution with an inclusive atmosphere, responsible operations, and support for new and established comedians.
- MC'd 5 nights, 7 shows a week on stage.

### Covent Garden Street Performers' Association

2008 - 2023

Chair

- Developed the financial and operational framework for the association.
- Represented the performer community and supported cultural initiatives in London.

### Property & Project Management

1996 - PRESENT

London & Kent

- Purchased and managed a 10-acre woodland in Kent (1996).
- Purchased project-managed the full refurbishment of a 4,500 sq ft warehouse in Hackney (1998).
- Gained extensive experience in budgeting, compliance, and overseeing contractors.



## EDUCATION

- University College London (UCL) - BSc Chemistry with Honours 1985 - 1988



# Operational Management Policy

Admission, Dispersal

**TOP SECRET**  
comedy club

**TOP SECRET COMEDY CLUB  
44 AVENUE A  
NEW YORK  
NY 10009**

## **1. Purpose of the Policy**

- 1.1. The management of **TOP SECRET COMEDY CLUB**. recognises the need for a comprehensive and considered Operational Management Plan to avert potential nuisance and disorder in the vicinity of the premises before, during and after its performance. The following policy outlines the steps necessary to minimise the risk of this occurring.
- 1.2. The management of **TOP SECRET COMEDY CLUB**. recognises that it has neither authority nor responsibility beyond the immediate vicinity of the licensed premises but also understands the importance of managing the customers of the premises when they are in the vicinity.
- 1.3. The Management of **TOP SECRET COMEDY CLUB** understands the importance of maintaining good relations with those who live and work in the area and are also aware that policies can be written but only by way of full Implementation, regular Training, and monitoring can the correct balance be achieved.

## **2. Responsibilities.**

- 2.1. Ensuring that this policy is adhered to is the responsibility of the Duty Manager/ DPS/ PLH
- 2.2. The management will constantly monitor the implementation of this Operational Management Policy. A log will be kept to record any reports of issues associated with the processes covered by this Policy, and this will be used to identify any weaknesses and recommendations with regards to changes to the Policy, future training or implementation requirements.
- 2.3. Any person identified as not conforming to the reasonable request of staff members to comply with the Policy will not be allowed entry to the venue in future and this will be entered in the incident log.

## **3. Admission - Customer Entrance management.**

- 3.1. It is the responsibility of Top Secret Comedy Club to prevent queueing outside the venue, to do this we have an extremely efficient ticket scanning system and door management process as follows:
  - 3.1.1. One security person on the door; instructing people to get their tickets (on their phone) ready and directing them to staff who are scanning tickets and stamping hands, or to the member of staff who is on the front desk finding tickets by ticket reference or credit/debit card swipe on the desk computer, for those customers who cannot find their ticket/QR code, in this way audience members are moved quickly from the street, into the venue so that they cannot queue.



- 3.1.2. One staff member scanning and stamping hands (or two at weekends when potentially there are more shows) with a 3rd staff member, providing entry for people who do not have QR codes on their phones.
- 3.1.3. If multiple shows are being performed on the same evening, Then there is a gap between show of 30 minutes where the audience leave from 3<sup>rd</sup> street and the audience come into the venue from Avenue A. If the lobby/bar area becomes full then INSTEAD of queuing outside audience members who arrive can be directed to the QR code on the window which takes them to our DOJO APP, the audience member enters their details on to the DOJO app. The DOJO APP is a virtual queuing system that allows customers to leave and be contacted remotely. This alleviates the need for customers to wait outside the venue.
- 3.2. Customers who have registered with DOJO are encouraged to leave the vicinity of the venue or are requested to wait in a way that does not give rise to a nuisance or obstruction of the pavement.
- 3.3. When the venue is ready to receive customers, customers are contacted as needed via the applications messages to let them know the venue is accepting walk-ins, they can then return to the venue to be stamped in, enter the lobby/bar and to take available seats.

#### **4. Customer dispersal policy**

- 4.1. Customers are not permitted to take alcohol or glassware off the premises. This will be indicated by both clear signage near relevant exits and by an announcement from the MC at the end of the show, also staff announcements. Security staff on duty will have particular responsibility for ensuring that no alcohol or glassware leaves the premises.
- 4.2. Signs will be displayed at the exit to remind patrons to use the bathroom facilities before they leave the venue.
- 4.3. Notices will be displayed within the immediate area asking customers to respect neighbours and to disperse from the area.
- 4.4. Customers will be asked to leave the venue and its vicinity in a quiet and responsible fashion. This will be indicated by both clear signage near relevant exits and staff announcements.
- 4.5. Customer will be encouraged to wait inside the venue for taxis/PHV's and offered soft drinks or water while waiting.
- 4.6. Customers will be encouraged to leave gradually over the course of the 30-minute period after the end of licensable activities and will not be herded out when licensable activity ceases.
- 4.7. Staff will use their best endeavours to prevent customers dispersing down 3<sup>rd</sup> Street. They will encourage customers to disperse up on to Avenue A. The last

(final) show of the evening will use the entrance on Avenue A for the audience to leave, so that no audience members will use the exit on 3<sup>rd</sup> Street.

- 4.8. Any customers found loitering outside the premises will be asked politely to leave quietly. If conflict develops that cannot easily be contained by the security then staff are to contact the Police.
- 4.9. The Duty Manager will be on duty at the front of the venue to supervise the dispersal at the end of the night.
- 4.10. During the period of dispersal of customers from the vicinity, wardens in high visibility jackets, supported by security door supervisor/s, will patrol the immediate areas of the premises. This will be done to ensure a swift and efficient dispersal of the area to ensure that local residents are not disturbed.
- 4.11. Customers will not be allowed to re-enter the Venue after the venue has closed, except if they are vulnerable and need safe haven, or if they need to check for lost property.
- 4.12. After all customers have left the venue, the outside area is swept by security staff.

## **5. General**

- 5.1. A dedicated phone number and email address will be made available to Local residents so that they can contact the venue to report issues. The phone number will be monitored at all times when the venue is open and the email address checked on the same day or the next day that the venue is open.
- 5.2. The phone number and email address will be published at the front of the venue and will be made available to the local community.
- 5.3. An incident book shall be kept and maintained at the premises and shall be made available to a Police Officer or an Authorised Officer of any Responsible Authority upon request.
- 5.4. The Incident book shall be used to record the date and time of any Incident, the name of the staff member and a brief description of the customer concerned.
- 5.5. All incidents of the following must be recorded in the incident book within 24 hours and retained for a minimum of 12 months.
  - Attempted underage purchases
  - Attempted alcohol purchases by a person who is (or appears to be drunk)
  - Any theft or attempted theft of an alcoholic drink.
  - Seizures of drugs or offensive weapons.
  - Incidents of violence by any person against another.
  - Any other criminal incidents.
  - Any complaints received and actions taken to address them
- 5.6. Any customer not adhering to the instructions of staff will be refused entry to the venue.

5.7. All wardens/staff will have contact with the Door Supervisors of the Venue Via Radio.

5.8. All Staff will receive training with regards to this policy, which will be fully documented.

**The Management of *THE TOP SECRET COMEDY CLUB*.**

**Signed**

**DESIGNATED PREMISES SUPERVISOR .....**

**Print name.....**

**PREMISES LICENCE HOLDER**

**Print name .....**

**Dated .....**

**TOP SECRET**  
**comedy club**



## Re: 44 Avenue A

1. Hub Thai - 50 Avenue A - (69')
2. The Cabin - 205 East 4<sup>th</sup> Street - (332')
3. Double Down Salon - 14 Avenue A - (498')
4. Berlin - 25 Avenue A - (400')
5. Conor's Goat - 23 Avenue A - (416')
6. Foul Witch - 15 Avenue A - (489')
7. Bin 141 - 43 Avenue A - (93')
8. Mary O's - 32 Avenue A - (191')
9. Supper - 156 East 2<sup>nd</sup> Street - (345')
- 500' → 10. Sophie's - 507 East 5<sup>th</sup> Street - (466')
11. Wiggle Room - 9 Avenue A - (544')
12. The Library - 7 Avenue A - (564')
13. Kelly's - 12 Avenue A - (526')
14. Jewel Box - 244 East Houston Street - (604')
15. Il Posto Accanto - 190 East 2<sup>nd</sup> Street - (586')
16. Plado - 192 East 2<sup>nd</sup> Street - (607')
17. The Hairy Lemon - 28-30 Avenue B - (698')
18. Mama's Bar - 34 Avenue B - (679')
19. Virginia's - 200 East 3<sup>rd</sup> Street - (637')
20. Book Club Bar - 197 East 3<sup>rd</sup> Street - (586')
21. Pig & Butter - 42 Avenue B - (667')
22. House Watch - 50 Avenue B - (677')
23. Van Da - 234 East 4<sup>th</sup> Street - (559')
24. Lavagna - 545 East 5<sup>th</sup> Street AKA 76 Avenue B - (746')
25. Ace - 531 East 5<sup>th</sup> Street - (615')
26. Jose's Bar - 520 East 6<sup>th</sup> Street - (719')
27. Drom - 85 Avenue A - (564')
28. Sontum Der - 85 Avenue A - (559')
29. Sing Sing Karaoke - 81 Avenue A - (510')
30. Bungalow - 24 1<sup>st</sup> Avenue - (809')
31. Lydia's - 16 1<sup>st</sup> Avenue - (872')
32. Lucien - 14 1<sup>st</sup> Avenue - (890')
33. One and One - 76 East 1<sup>st</sup> Street - (910')

## Schools & Churches

1. Most Holy Redeemer RC Church - 173 East 3<sup>rd</sup> Street - (201')
2. Saebit NY Church - 36 Avenue A - (150') (Non-exclusive)
3. Connelly Center Education Holy Child Middle School - 220 East 4<sup>th</sup> Street - (426')
4. The Star Academy P.S. 63 - 121 East 3<sup>rd</sup> Street - (359')

# Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park

Wyckoff, NJ 07481

Phone: (201) 848-5652

E-mail: landess@att.net

landessphotographers.com

Re: 44 Avenue A (Wine, beer licenses)

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1. Minca - 536 East 5<sup>th</sup> Street - (6091)
2. Tuomen - 536 East 5<sup>th</sup> Street - (5981)
3. Gnoccheria East Side - 234 East 4<sup>th</sup> Street - (5621)
4. Bibi - 211 East 4<sup>th</sup> Street - (3971)
5. Secchu Yokota - 199 East 3<sup>rd</sup> Street - (6301)
6. Cheesesteaks - 6 Avenue B - (8471)
7. Cafe Himalaya - 78 East 1<sup>st</sup> Street - (8421)

**From:** mark rothman <markrothman@yahoo.com>  
**Date:** 25 August 2025 at 22:15:56 BST  
**To:** info@evccnyc.org  
**Subject:** introduction.

Dear Laura Sewell,

I would like to introduce myself. My name is Mark Rothman and I am the owner of Top Secret Comedy Club in London, U.K. We are applying for a liquor license at 44 Avenue A, in the space formerly occupied as a comedy club by the Upright Citizens Brigade, so I am reaching out prior to our meeting with Manhattan Community Board 3 on the 8th of September.

New York has an unparalleled reputation as the epicenter of stand-up comedy and it has always been a dream of mine to open a comedy club in New York. I have family members—cousins and second cousins—who live close to the city. Half of my family is American or Canadian. I know that the East Village is a special neighborhood and I want to be an integral part of the community.

I currently operate two venues in London, with three rooms for comedy, and I have a very good relationship with the local residents' association in Covent Garden. Over the past 15 years, I have built a very special comedy brand in the UK and hope to bring it to New York. [Here is a link](#) to some useful information about the project. If you have any questions or concerns about the project, I was hoping to meet you virtually or by telephone as soon as possible, to listen to your concerns and to talk about how we can work together to mitigate any issues you may have. I would also like to walk you through the systems we have in place in London to ensure that our neighbors are happy.

Please let me know if this could be possible—I would greatly appreciate it.

Thank you,

Mark



**From:** mark rothman <markrothman@yahoo.com>

**Date:** 25 August 2025 at 22:14:33 BST

**To:** info@lespi-nyc.org

**Subject:** introduction.

Dear Moses,

I would like to introduce myself. My name is Mark Rothman and I am the owner of Top Secret Comedy Club in London, U.K. We are applying for a liquor license at 44 Avenue A, in the space formerly occupied as a comedy club by the Upright Citizens Brigade, so I am reaching out prior to our meeting with Manhattan Community Board 3 on the 8th of September.

New York has an unparalleled reputation as the epicenter of stand-up comedy and it has always been a dream of mine to open a comedy club in New York. I have family members—cousins and second cousins—who live close to the city. Half of my family is American or Canadian. I know that the East Village is a special neighborhood and I want to be an integral part of the community.

I currently operate two venues in London, with three rooms for comedy, and I have a very good relationship with the local residents' association in Covent Garden. Over the past 15 years, I have built a very special comedy brand in the UK and hope to bring it to New York. [Here is a link](#) to some useful information about the project. If you have any questions or concerns about the project, I was hoping to meet you virtually or by telephone as soon as possible, to listen to your concerns and to talk about how we can work together to mitigate any issues you may have. I would also like to walk you through the systems we have in place in London to ensure that our neighbors are happy.

Please let me know if this could be possible—I would greatly appreciate it.

Thank you,

Mark.

**From:** mark rothman <markrothman@yahoo.com>  
**Date:** 25 August 2025 at 22:13:13 BST  
**To:** SStetzer@cb.nyc.gov  
**Subject:** Introduction

Dear Susan Stetzer,

I would like to introduce myself. My name is Mark Rothman and I am the owner of Top Secret Comedy Club in London, U.K. [I am reaching out to you in you in your capacity as resident of 44 Avenue A, not in your capacity as District manager of CB 3.] We are applying for a liquor license at 44 Avenue A, in the space formerly occupied as a comedy club by the Upright Citizens Brigade, so I am reaching out prior to our meeting with Manhattan Community Board 3 on the 8th of September.

New York has an unparalleled reputation as the epicenter of stand-up comedy and it has always been a dream of mine to open a comedy club in New York. I have family members—cousins and second cousins—who live close to the city. Half of my family is American or Canadian. I know that the East Village is a special neighborhood and I want to be an integral part of the community.

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Thank you,

Mark.

44



CHANDLER ST

718.43

PETSHOP

EAST VILLAGE ART GALLERY



KIKKUUU





Icons  
New  
York

## ATTENTION RESIDENTS & NEIGHBORS

The Secret Comedy Club Inc. 444 (718) 824-0881

Plans to open a

Comedy Club

at the following location

44 Avenue A, New York NY 10009

This establishment is seeking a license to serve:

Beer, Wine & Liquor

There will be an opportunity for public comment on

Monday, September 8, 2015 at 5:00pm

Online: <https://www.issmshutter.org/11810480114>  
see [www.issmshutter.org](http://www.issmshutter.org) for room meeting details

Mark Rothman 444 (718) 824-0881

NY COMMUNITY BOARD 5

34 & 35th Avenue Community Meeting

asked to open - [www.issmshutter.org](http://www.issmshutter.org)

## NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

The Secret Comedy Club Inc. 444 (718) 824-0881

Plans to open a

Comedy Club

Planes para abrir un club

Club de Comedia

44 Avenue A, New York NY 10009

Seeking a license to serve

En búsqueda de una

licencia para servir

Beer, Wine & Liquor

Cervezas, vinos y bebidas

Public meeting

for comments

Reunión pública

para comentarios

Monday, September 8, 2015 at 5:00pm

Online: <https://www.issmshutter.org/11810480114>  
see [www.issmshutter.org](http://www.issmshutter.org) for room meeting details

NY COMMUNITY BOARD 5

34 & 35th Avenue Community Meeting

asked to open - [www.issmshutter.org](http://www.issmshutter.org)

## ATTENTION RESIDENTS & NEIGHBORS 請注意居民及鄰居

The Secret Comedy Club Inc. Mark Rothman, 444 (718) 824-0881

Plans to open a (NY) 44 Avenue A, New York NY 10009

Comedy Club (NY) 44 Avenue A, New York NY 10009

44 Avenue A, New York NY 10009

Seeking a license to serve (NY) 44 Avenue A, New York NY 10009

Beer, Wine & Liquor (NY) 44 Avenue A, New York NY 10009

Public meeting for comments (NY) 44 Avenue A, New York NY 10009

Monday, September 8, 2015 at 5:00pm

Online: <https://www.issmshutter.org/11810480114>  
see [www.issmshutter.org](http://www.issmshutter.org) for room meeting details

NY COMMUNITY BOARD 5

34 & 35th Avenue Community Meeting

asked to open - [www.issmshutter.org](http://www.issmshutter.org)





KNE  
KNECK



KNECK

KUKU



# NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

Top Secret Comedy Club Inc.; +44 (750) 824-3893

Company Name/Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

Comedy Club

Club de Comedia

(Please choose) Bar/Restaurant  
sidewalk café/backyard use

(Favor de escoger) una barra/un Restaurant  
un café de acera o un patio de atrás

44 Avenue A, New York NY 10009

address

dirección

Seeking a license to serve

En búsqueda de una  
licencia para servir:

Beer/Wine & Liquor

Cerveza/vino y bebidas alcohólicas

Beer & Wine or Beer/Wine & Liquor

Beer & Wine or Beer/Wine & Liquor

Public meeting  
for comments

Monday, September

Online: <https://www.zc>  
see [www.cb3manhattan.nyc.gov](http://www.cb3manhattan.nyc.gov)

At COMMUNITY BOARD 3  
SLA & DCA Licensing  
Committee Meeting

mn03@cb.nyc.gov

ATTENTION

Top Secret Comedy C

公司名字 (Company Name)

Plans to open a (以上所)

(請選擇/please choose)

44 A

seeking a license

(請選擇/please choose)

Pl

第 3

(CB



## NEW YORK POST

MONDAY, AUGUST 25, 2025 / Morning Edition \$1 / Weather \$20

LATE CITY FINAL

[nypost.com](http://nypost.com)

# BAIL AND FAREWELL

President Trump is expected to sign an executive order today ending random bail by threatening to revoke federal funding for jurisdictions across the country. The Post has learned Attorney General Pam Bondi will provide Trump with a list of the so-called jurisdictions that could end up targeting states like New York, cities such as Washington, DC, or other locales with lax bond