

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, Mark Rothman, as a qualified representative of Top Secret Comedy Club Inc, located at 44 Avenue A, New York, NY agree to the following stipulations:

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.-Thurs.: 5pm-12am; Fri.: 5pm-1am; Sat.: 1pm-1am
Sunday: 1pm-12am
(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 outdoor 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 and 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 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.
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 5 private parties per Year
Will be operating as a comedy club with comedians at entertainment volume level
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: Claire Grinis Phone Number: 646-427-2918

18. ☒ I will: have staff at each exit to ensure crowds are dispersed and not congregating after shows,
no alcohol Service after shows, only ticket holders may enter venue (including the bar)

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

Signed

Sworn to this

12th day of September 2025

Pinbury Law Solicitors
142 Seven Sisters Road
London N7 7NS

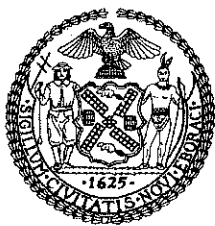
Tel: 020 7272 8080 Fax 020 7272 4778

Dated

Notary Public

12th September 2025
Benson Faddai
Pinbury Law Solicitors
142 Seven Sisters Road
London N7 7NS

Tel: 020 7272 8080 Fax 020 7272 4778



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Dated 12th September 2025
BF Adami
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London N7 7NS
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