



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, Ryan Kupchik, as a qualified representative of Wallabout Entertainment LLC, located at 167 171 Chrystie Street (south retail), New York, NY agree to the following stipulations:

1. My license type is:  beer & cider  wine, beer & cider  liquor, wine, beer & cider
2. My License category is:  New Application  New Application and Temporary Retail Permit  Temporary Retail Permit  
 Removal  Class Change  Method of Operation  Corporate Change  Renewal  Alteration
3.  I will operate a full-service restaurant, specifically a (type of restaurant) Continental 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 \_\_\_\_\_
4. My hours of operation will be Mon-Fri 4pm - 2am Sat-Sun 11am - 2am.  
The back yard will close at 9PM Sunday - Wednesday and 10PM Thursday - Saturday.  
(I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)
5.  I will not use outdoor space for commercial use, including the Dining Out NYC or Open Streets Programs OR  
 I will close all outdoor dining allowed under the Dining Out NYC or Open Streets programs and any other subsequent uses by 9:00 PM Sun - Wed and 10:00 P.M.Thurs- Sat and not have any speakers, music or TV monitors outside
5.  I will employ a doorman/security personnel: \_\_\_\_\_
6.  I will install soundproofing, with a sound engineer so that sound is inaudible in surrounding residences, Install sound mitigation in the backyard
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,  Dancing  more than \_\_\_\_\_ DJs per \_\_\_\_\_,  more than \_\_\_\_\_ private parties per \_\_\_\_\_
9.  I will play ambient recorded background music only.
10.  I will not apply for an alteration to the method of operation or for 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: Ryan Kupchik Phone Number: 646 596 2922

18.  I will: use a reservation testing system to ensure patrons do not loiter outside the premises.

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

Signed Ryan Kupchik Dated 12/11/2025  
 Sworn to this 11<sup>th</sup> day of December, 2025

Johnathan Ling  
 Notary Public  
 JOHNATHAN LING  
 NOTARY PUBLIC-STATE OF NEW YORK  
 No. 02LI6390122  
 Qualified in Kings County  
 My Commission Expires 04-08-2027