



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, Matthew Weber, as a qualified representative of Old Man Bar LLC located at 31-33 2nd Avenue, New York, NY agree to the following stipulations:

- 1. My license type is: [] beer & cider [] wine, beer & cider [x] liquor, wine, beer & cider
2. My License category is: [x] 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) restaurant, or [x] I will operate a Bar/Tavern
4. My hours of operation will be 4pm - 2am all days

(I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)

- 5. [x] 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 10:00 P.M. all days and not have any speakers or TV monitors outdoors
6. [x] I will employ a doorman/security personnel: all day, 7pm to close
7. [x] I will install soundproofing, to ensure sound and vibrations are not audible in neighboring apartments and Community Access building
8. [] I will close any front or rear facade 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. [x] I will have a closed fixed facade 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.
9. [] I will not have [] DJs, [x] live music, [x] third-party promoted events, [x] any event at which a cover fee is charged, [x] scheduled performances, [] Dancing [x] more than 10 DJs per year, [] more than 10 private parties per year
10. [x] I will play ambient recorded background music only.
11. [x] I will not apply for an alteration to the method of operation or for alterations of any nature without first coming before CB 3.
12. [] I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
13. [x] I will not participate in pub crawls or have party buses come to my establishment.
14. [x] I will not have unlimited drink specials, including boozy brunches, with food.
15. [] I will not have a happy hour or drink specials with or without time restrictions OR [x] I will have happy hour and it will end by 8pm.
16. [x] I will not have wait lines outside. [x] I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
17. [x] I will conspicuously post this stipulation form beside my liquor license inside of my business.
18. [x] 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: Matthew Weber Phone Number: 646-623-7498

[x] I will: have staff to direct smoking patrons away from the front of the building and keep the frontage clear.

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

Signed [Signature]

12/15/25

Dated

Sworn to this 15 day of DECEMBER 2025

[Signature]

Notary Public

