

Chips Corner LLC

Community Board SLA License Administrative
Approval Questionnaire

Pesetsky & Bookman

Applicant's Alcoholic Beverage Counsel

325 Broadway, Suite 501

New York, NY 10007

www.pb.law | (212) 513-1988 | hello@pb.law



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 for Administrative Approval

I, Ian Glazer, as a qualified representative of Chips Corner LLC
 located at 205 Broome Street, 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) _____
 Kitchen open and serving food every night during all hours of operation.
4. My hours of operation will be:
 Mon 11am - 12am; Tue 11am - 12am; Wed 11am - 12am;
 Thu 11am - 12am; Fri 11am - 12am; Sat 11am - 12am; Sun 11am - 12am

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

5. I may apply for sidewalk and/or roadbed dining as allowed by the Dining Out NYC or Open Streets Program but will close all outdoor dining by 10:00 p.m. all days and not have any music, speakers or tv monitors. I will not have commercial use of backyard, sideyard, or rooftop.
6. 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.
 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.
7. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, Dancing more than _____ private parties per _____.
8. I will play ambient recorded background music only. _____ number of TVs.
9. 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.
10. I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
11. I will not apply for an upgrade to a full on-premises liquor license, a change to my method of operation, or alteration for at least two years after my operations begin.
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 limitations OR I will have happy hour and it will end by _____ - **Please indicate one of the above** -
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: Ian Glazer Phone Number: 2015437513

18. I will: assist with anything necessary and communicate with staff and neighbors.

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

Signed _____ Dated 12/16/25
 Sworn to this 16th day of DECEMBER 2025

JOSE CONTRERAS
 Notary Public - State of New York
 No. 01CO6410048
 Qualified in Bronx County
 My Commission Expires 11/09/2028

 Notary Public



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 for Administrative Approval

Today's Date: 12/19/2025

APPLICANT

1. Name of applicant and principle(s): Chip's Corner LLC
2. Premise address: 205 Broome Street
3. Cross streets: Suffolk and Norfolk Streets
4. Trade name (DBA): Chip's
5. Check which you are applying to: New liquor license Alteration of an existing license Sale of assets
6. If alteration, describe nature of alteration: N/A
7. Is location currently licensed? Yes No
8. Type of license: N/A
9. Previous or current use of the location: N/A (empty)
10. Corporation and trade name of current location: N/A
11. Type of building and number of floors: Mixed: Commercial and Residential with 32 Floors
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? Yes No 12a. What is the permitted occupancy indoors and outdoors? _____
13. Do you plan to apply for Public Assembly permit? Yes No
14. 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): R9-1 and C2-5
15. How many licensed establishments are within 1 block? 1
16. How many On-Premise (OP) liquor licenses are within 500 feet? 10
17. Is premise within 200 feet of any school or place of worship? Yes No

PROPOSED METHOD OF OPERATION

18. Describe your method of operation: Bar/Tavern
19. Will any other business besides food or alcohol service be conducted at premise? Yes No
20. If yes, please describe what type: N/A
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): 11am - Midnight, Mon - Sun
22. Total number of table: 4 23. Total number of seats: 32
24. How many stand-up bars / bar seats are located on the premise? 1 / 12 bar seats
 (A stand-up bar is any bar or counter, whether with seating or not, over which a patron can order, pay for, and receive an alcoholic beverage.)

25. Describe all bars (length, shape, and location): Rectangular shaped bar / 15 feet / ground floor
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? 11am - 11pm
28. What type of food is available for sale? Burgers, Wings, Salads
29. Will a manager or principal always be on site? Yes No If yes, which? _____
30. How many employees will there be? TBD
31. Do you have or plan to install? French doors accordion doors windows N/A
32. Will there be TVs / monitors? Yes No If Yes, how many? 10
33. Will premise have music? Yes No 33a. If Yes, what type of music? Live Music Jukebox
 DJ Tapes / CDs / iPod
34. If other type, please describe: Playlists
35. What will be the music volume? Background (quiet) Entertainment level
36. Please describe your sound system: In-house speaker system
37. Will you host any promoted events, scheduled performances or any event at which a cover fee is charged?
 Yes No
38. If Yes, what type of events or performances are proposed and how often? 0
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? _____
The proposed method of operation is low impact with no anticipation of crowds.
40. Will there be security personnel? Yes No 40a. If Yes, how many and when? _____
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? _____
The applicant will train staff to ensure that noise levels are in compliance with all local laws and regulations.
42. Do you have sound proofing installed? Yes No
43. If not, do you plan to install sound-proofing? Yes No

APPLICANT HISTORY

44. Has this corporation or any principal been licensed previously? Yes No If yes, please indicate name of establishment(s): Grand Street Pizza
45. Address: 384 Grand Street, New York, NY 10002 45a. Community Board Man CB3
46. Dates of operation: Oct 2021 - Current
47. Has any principal had work experience similar to the proposed business? Yes No If yes, explanation of experience or resume.
48. Does any principal have other business in the area? Yes No If yes, give trade name and describe type of business: Grand Street Pizza, neighborhood pizzeria and bar
49. Has any principal had SLA reports or action within the past 3 years? Yes No If yes, attach list of violations and dates of violations and outcomes.

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.