

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, Elizebeth McGrath, as a qualified representative of Corner Bistro East, LLC, located at 94-96 Avenue A, New York, NY agree to the following stipulations:

- My license type is: beer & cider wine, beer & cider liquor, wine, beer & cider
- I will operate a full-service restaurant, specifically a (type of restaurant) American Bistro 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 _____
- My hours of operation will be 11am-4am 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.)

- 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.
- I will employ a doorman/security personnel: 1 Person on busy days
- I will install soundproofing, existing
- 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.
- 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 6 private parties per year DJs to play at background level volume through the existing system
- I will play ambient recorded background music only.
- 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.
- I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
- I will not participate in pub crawls or have party buses come to my establishment.
- I will not have unlimited drink specials, including boozy brunches, with food.
- 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 7pm.
- I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- I will conspicuously post this stipulation form beside my liquor license inside of my business.
- 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: Catherine McGrath Phone Number: 631-377-6897

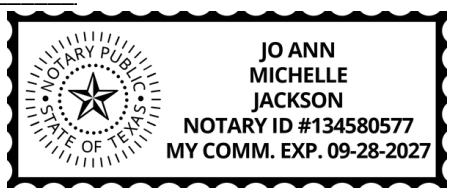
18. I will: _____

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

Elizabeth McGrath
 Elizabeth McGrath
 State of Texas
 County of Montgomery
 Sworn to this _____ 17th day of April, 2026

Jo Ann Michelle Jackson
 Jo Ann Michelle Jackson, Online Notary Public

Dated 04/17/2026



Elizabeth McGrath appeared and signed electronically presenting a New York Drivers license as identification
 This Notarial act was completed online using two way audio video communication.