



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, Erica Kubersky, as a qualified representative of Orchard Grocer Inc., located at 78 Orchard Street, New York, NY agree to the following stipulations:

- 1. My license type is: [ ] beer & cider [x] wine, beer & cider [ ] liquor, wine, beer & cider
2. My License category is: [x] New Application [ ] New Application and Temporary Retail Permit [ ] Temporary Retail Permit
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 9AM-10PM 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. [ ] I will not use outdoor space for commercial use, including the Dining Out NYC or Open Streets Programs OR [x] 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
5. [ ] I will employ a doorman/security personnel:
6. [ ] I will install soundproofing,
7. [x] 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.
8. I will not have [x] DJs, [x] live music, [x] third-party promoted events, [x] any event at which a cover fee is charged, [x] scheduled performances, [x] Dancing [ ] more than DJs per, [ ] more than private parties per

- 9. [x] I will play ambient recorded background music only.
10. [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.
11. [x] I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12. [x] I will not participate in pub crawls or have party buses come to my establishment.
13. [x] 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 [x] I will have happy hour and it will end by 8PM. Notarized remotely online using communication technology via Proof.
15. [x] I will not have wait lines outside. [x] I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. [x] I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. [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: Erica Kubersky Phone Number: 718-974-8173

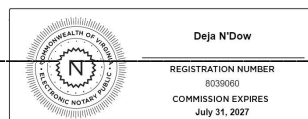
18. [ ] I will:

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

Erica Kubersky

04/18/2026

Signed Sworn to this 18th day of April 2026



Dated Dated Notary Public