



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, Jorge Arias, as a qualified representative of Rake NYC, Inc.

located at 45 1st 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: [] New Application [] New Application and Temporary Retail Permit [x] Temporary Retail Permit
[] Removal [x] 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 Wine Bar with Cocktails
[] with a kitchen open and serving food during all hours of operation OR [x] with less than a full-service kitchen but serving
food during all hours of operation OR [] Other
4. My hours of operation will be All days: 12pm-12am

(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. [] 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.
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, [] 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. [] 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. [x] 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. [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: Jorge Arias Phone Number: 718-683-8251

18. [] I will:

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

Signed [Signature]

Dated 12 May 2026

Sworn to this 12th day of May

JOHN W. GRABER Notary Public, State of New York NO. 01GR6617550 Qualified in New York County Commission Expires May 31, 2026