



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, George Riddle, as a qualified representative of Happy Lyre, LLC, located at 41 St Marks Place, 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) Modern American 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 _____
4. My hours of operation will be 8am-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. ☐ 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
5. ☐ I will employ a doorman/security personnel: _____
6. ☒ I will install soundproofing, Sound Dampening materials in each room
7. ☒ 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.
8. I will not have ☒ DJs, ☒ live music, ☒ third-party promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☒ Dancing ☐ more than _____ DJs per _____, ☐ more than _____ private parties per _____
9. ☒ I will play ambient recorded background music only.
10. ☒ 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. ☒ 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 restrictions OR ☐ I will have happy hour and it will end by _____.
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: George Riddle Phone Number: 407-928-6169
18. ☒ I will: have outdoor dining, which is within the private property line

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

July 17, 2026

Signed

Sworn to this 17th day of July, 2026

Dated

Notary Public

Notarized online using audio-video communication technology

Michaelangelo Aurelio
Online Notary Public
State of New York
New York County
Commission #: 01AU0031612
Commission Expires: 12/04/2028

CERTIFICATE OF AUTHENTICITY

STATE OF NEW YORK

COUNTY OF NEW YORK } SS:

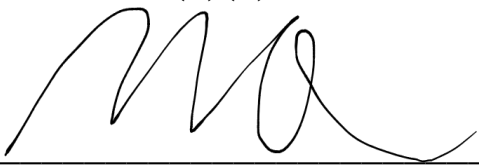
On this 17th day of, July in the
year 2026, I certify that the signature page of the attached
record entitled

4 Anderson 41St Marks_STIPULATIONS_FINAL

and dated ~~July 17, 2026~~, is a true and correct copy of the signatures
affixed to an electronic record printed by me or under my supervision.

I further certify that, at the time of printing, no security features present
on the electronic record indicated any changes or errors in an electronic
signature in the electronic record after its creation or execution.

I am making this certification pursuant to New York State Executive
Law § 135-c(6)(d).



(Signature and title of notary public)

Notarized online using audio-video communication technology

(Seal)

Michaelangelo Aurello
Online Notary Public
State of New York
New York County
Commission #: 01AU0031612
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