

MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire Summary
Revised 8/2019

- 1- Applicant Name Barcade WTC, LLC
- 2- Establishment Name (Corporate & DBA)
Barcade
- 3- Address for Proposed License
10/12 Cortlandt St., New York, NY 10007
- 4- Proposed Days/Hours of Operation
7 days/week 12pm-2am
- 4.1 What floor(s) is the establishment on? 1st floor and basement
- 4.2 Any Rooftop, Terrace, Sidewalk Roadbed or other outside usage?
- 5- Square Footage of Location 12,480 total, approx.6500 F.O.H.
- 6- Method of Operations (bar restaurant, Catering, etc)
Bar/arcade/restaurant
- 7- Type of License (Full liquor/OP, beer and wine, etc.)
- 7.1 Type of application
- New Alteration Change in Method of Operation, Corporate Change, Class Change
- 8- Outdoor Seating? Sidewalk Roadbed
- 9- Type of Music? Live Recorded DJ
- 10- Volume of Music? Background Other
(no sound from events, performances or music will be heard outside the premises or by neighbors)
- 11- Where will the kitchen exhaust system vent to?
ROOF
- 12- Applicant's Previous Licensed Establishments and Addresses
Barcade LLC - 388 Union Ave., Brooklyn NY 11211
Barcade Downtown - 6 St. Mark's Place, New York, NY 10003
Barcade New York - 148 W. 24 St., New York, NY 10011
The Gutter Bar, LLC - 200 N.14 St. Brooklyn NY 11211

This Liquor License Application Questionnaire Summary will be made available to the public one week prior to the Licensing and Permits Committee meeting. Any information provided herein is superseded by that described in the final stipulation sheet that will be agreed upon by the applicant and the Licensing and Permits Committee of Community Board 1.

Manhattan Community Board 1 Liquor License Stipulations

I, Paul Kermizian, as a qualified representative of Barcade WTC, LLC, located at 10/12 Cortlandt St., NY NY 10007, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their on-premises liquor license

(1) My hours of operation will be noon-12am Monday – Thursday and noon-1am Friday – Saturday, noon-11pm Sunday (I understand this to mean that all patrons will be cleared from the establishment at the specified hour).

(2) I will operate a full-service restaurant, (please describe type of restaurant): Bar/Tavern with arcade with full food service until 1 hour(s) before closing.

(3) I will install soundproofing (please describe type and locations) will hire a sound engineering firm and will abide by its directions

(4) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No

(5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music.

(6) I will close all doors and windows by 9pm Sun-Thurs and 9pm Fri-Sat. I will not have French doors or windows.

(7) I will have delivery of supplies, goods and services during the hours of 9am-5pm

(8) I will employ a doorman/security personnel on the following days and hours: 1 during week, 2 on weekends, 5pm-close

(9) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents.

(10) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1.

(11) I will not apply for a sidewalk café license until at least a year after beginning operation. Yes No

(12) I will conspicuously post this stipulation form beside my liquor license inside of my business.

(13) I confirm that I have 0 violations from previous establishments for which I have served as a principal.

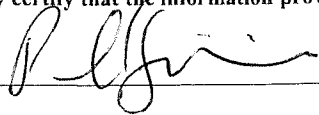
(14) I will (additionally):

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Paul Kermizian Phone Number: 917-279-9931

Alternate Contact: _____ Phone Number: _____

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

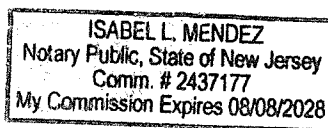
Signed 

Dated 11/28/2023

Sworn to this 28th day of November, 2023 
Notary Public

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

Rev. 12/18



Manhattan Community Board 1 Liquor License Stipulations for Large Venue Establishments

A "large venue" as defined by the NYC Department of Building designation on public assembly is an establishment designed to hold 75 persons or more

Name of Establishment:

Address:

- (1) I will follow the recommendations made by the sound engineer and outlined in the acoustical testing report. I will make sure that noise including sound and bass vibrations cannot be heard outside of the premises of my establishment.
- (2) I will take the steps outlined in the resolution and in the traffic plan to manage vehicular and pedestrian activity.
- (3) I will follow and abide by the conditions set forth in the resolution regarding garbage disposal and collection. Garbage will be collected on the follows days and hours: TBD
- (4) I will have delivery of supplies, goods and services during the hours of 9am-5pm
- (5) Lighting that affects the security of the community and quality of life of nearby residents must be considered, and must be appropriately lit while not attracting unsavory elements (e.g. rodents, flies, mold, hazardous substances, etc.)
- (6) I understand that I must submit a notice to the community board for a street activity permit for my licensed establishment at least 45 days in advance
- (7) I understand that I must appear before the Licensing & Permits Committee if I am applying for an expansion onto municipal property and provide proof of receipt of the 30-day Standardized Notice form, a block plot diagram detailing the municipal space I am expanding to, and documentation confirming the municipal's approval to use the space. I also agree that I must sign the stipulations sheet outlining the conditions that must be adhered to for the roadbed/sidewalk seating.
- (8) Cameras will be used for viewing the entrance and egress.
- (9) I agree to follow the conditions outlined in the resolution on security oversight of the establishment to prevent noise, congestion and unruly patrons.
- (10) I will (additionally):

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Paul Kermizian Phone Number: 917-279-9931

Alternate Contact: _____ Phone Number: _____

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

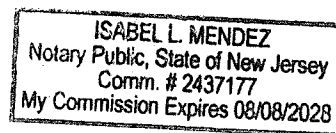
[Signature]
Signed

11/28/2023
Dated

Sworn to this 28th day of November, 2023
Notary Public

[Signature]

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.



MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire Summary
Revised 8/2019

1- Applicant Name Taylor Collective LLC

2- Establishment Name (Corporate & DBA)

Sub Rosa

3- Address for Proposed License

70-72 Laight Street, New York, NY 10013

4- Proposed Days/Hours of Operation

Monday-Saturday: 5pm-1am and Sunday: Closed

4.1 What floor(s) is the establishment on? Ground Floor and basement (alcohol storage only)

4.2 Any Rooftop, Terrace, Sidewalk Roadbed or other outside usage? N/A

5- Square Footage of Location 4,400 sq ft

6- Method of Operations (bar restaurant, Catering, etc)

Eating and Drinking Establishment - On Premises Tavern

7- Type of License (Full liquor/OP, beer and wine, etc.) Full Liquor

7.1 Type of application

New Alteration Change in Method of Operation, Corporate Change,
 Class Change

8- Outdoor Seating? Sidewalk Roadbed

N/A

9- Type of Music? Live Recorded *DJ *limited to special occasions/private parties*

10- Volume of Music? Background Other

(no sound from events, performances or music will be heard outside the premises or by neighbors)

11- Where will the kitchen exhaust system vent to?

Rear Yard

12- Applicant's Previous Licensed Establishments and Addresses

Tarallucci e Vino: 15 E 18th Street
44 E 28th Street
873 Broadway

This Liquor License Application Questionnaire Summary will be made available to the public one week prior to the Licensing and Permits Committee meeting. Any information provided herein is superseded by that described in the final stipulation sheet that will be agreed upon by the applicant and the Licensing and Permits Committee of Community Board 1.

Applicant, Taylor Collective LLC, refused to agree to and sign CB 1 stipulations for 70-72 Laight Street application.

MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire Summary
Revised 8/2019

- 1- Applicant Name *Corp to be formed by Tsion Bensusan*
- 2- Establishment Name (Corporate & DBA)
LLC to be formed by Tsion Bensusan dba To be determined
- 3- Address for Proposed License
100 Broad Street
- 4- Proposed Days/Hours of Operation Sunday - 12:00 pm - 1:00 am
Mon - Sat 12:00 pm - 4:00 am
- 4.1 What floor(s) is the establishment on? 2nd floor
- 4.2 Any rooftop, terrace, or other outside usage? Yes, rooftop
- 5- Square Footage of Location
14,148 sf
- 6- Method of Operations (bar restaurant, catering, etc)
Restaurant
- 7- Type of License (Full liquor/OP, beer and wine, etc.) Full liquor
- 7.1 Type of application (New, Alteration, Change in Method of Operation, Corporate Change, Class Change) New
- 8- Sidewalk Café? Yes/No
No
- 9- Type of Music? Live Recorded DJ
- 10- Volume of Music? Background (*no sound from events, performances or music will be heard outside the premises or by neighbors*)
- Other
- 11- Where will the kitchen exhaust system vent to? *Roof*
- 12- Applicant's Previous Licensed Establishments and Addresses

Tsion Bensusan - P46 Entertainment LLC - 235 West 46th Street, NY, NY
Grove Street Hospitality LLC - 57 Grove Street, NY, NY

This Liquor License Application Questionnaire Summary will be made available to the public one week prior to the Licensing and Permits Committee meeting. Any information provided herein is superseded by that described in the final stipulation sheet that will be agreed upon by the applicant and the Licensing and Permits Committee of Community Board 1.

Manhattan Community Board 1 Liquor License Stipulations

I, TSION BENSUSAN, as a qualified representative of LLC to be formed by TSION BENSUSAN located at 100 Broad Street, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their On Premises Liquor license

- (1) My hours of operation will be 12pm-1am Sunday. 12pm-4am Mon-Saturday (I understand this to mean that all patrons will be cleared from the establishment at the specified hour).
(2) I will operate a full-service restaurant, (please describe type of restaurant): American / Mediterranean with full food service until 1 1/2 hour(s) before closing.
(3) I will install soundproofing (please describe type and locations)
(4) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No
(5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music.
(6) I will close all doors and windows by 10pm Sun-Thurs and 11pm Fri-Sat. I will not have French doors or windows.
(7) I will have delivery of supplies, goods and services during the hours of 8AM-NOON
(8) I will employ a doorman/security personnel on the following days and hours: Daily
(9) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents.
(10) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1.
(11) I will not apply for a sidewalk cafe license until at least a year after beginning operation. Yes No
(12) I will conspicuously post this stipulation form beside my liquor license inside of my business.
(13) I confirm that I have 0 violations from previous establishments for which I have served as a principal.
(14) I will (additionally):

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: TSION BENSUSAN Phone Number: 718-344-4404

Alternate Contact: Phone Number:

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

Signed [Signature]

Dated 10/31/2023

Sworn to this 31st day of October 2023

[Signature]

Notary Public

FRANK W. PUJILLO Notary Public, State of New York No. 28-4734162 Qualified in Kings County Commission Expires April 28, 2025

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

Manhattan Community Board 1 Liquor License Stipulations for Large Venue Establishments

A "large venue" as defined by the NYC Department of Building designation on public assembly is an establishment designed to hold 75 persons or more

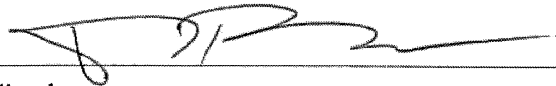
- (1) I will follow the recommendations made by the sound engineer and outlined in the acoustical testing report. I will make sure that noise including sound and bass vibrations cannot be heard outside of the premises of my establishment: TB
- (2) I will take the steps outlined in the resolution and in the traffic plan to manage vehicular and pedestrian activity: TB
- (3) I will follow and abide by the conditions set forth in the resolution regarding garbage disposal and collection. Garbage will be collected on the follows days and hours: _____
- (4) I will have delivery of supplies, goods and services during the hours of TB
- (5) Lighting that affects the security of the community and quality of life of nearby residents must be considered, and must be appropriately lit while not attracting unsavory elements (e.g. rodents, flies, mold, hazardous substances, etc.) TB
- (6) I understand that I must submit a notice to the community board for a street activity permit for my licensed establishment at least 45 days in advance: TB
- (7) I understand that I must appear before the Licensing & Permits Committee if I am applying for an expansion onto municipal property and provide proof of receipt of the 30-day Standardized Notice form, a block plot diagram detailing the municipal space I am expanding to, and documentation confirming the municipal's approval to use the space. I also agree that I must sign the stipulations sheet outlining the conditions that must be adhered to for the roadbed/sidewalk seating: TB
- (8) Cameras will be used for viewing the entrance and egress: TB
- (9) I agree to follow the conditions outlined in the resolution on security oversight of the establishment to prevent noise, congestion and unruly patrons: TB
- (10) I will (additionally):

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: TSION BENSUSAN Phone Number: 718-344-4404

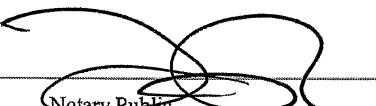
Alternate Contact: _____ Phone Number: _____

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


Signed

10-31-2023
Dated

Sworn to this 31st day of October


Notary Public

FRANK V. PALILLO
Notary Public, State of New York
No. 24-4784182
Qualified in Kings County
Commission Expires April 30, 2025

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

Manhattan Community Board 1 Liquor License Stipulations

I, James C. Diehl, as a qualified representative of JRZAC LLC located at 108 Greenwich Street 2nd Floor, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their Restaurant Liquor license

(1) My hours of operation will be 11 AM - 12 AM Sunday - Thursday and 11 AM - 1 AM Friday - Saturday (I understand this to mean that all patrons will be cleared from the establishment at the specified hour).

(2) I will operate a full-service restaurant, (please describe type of restaurant): American Restaurant Full Menu with full food service until 1 hour(s) before closing.

(3) I will install soundproofing (please describe type and locations) None is needed - background music

(4) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No

(5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music. X

(6) I will close all doors and windows by 9pm Sun-Thurs and 9pm Fri-Sat. I will not have French doors or windows.

(7) I will have delivery of supplies, goods and services during the hours of 11 AM - 4 PM

(8) I will employ a doorman/security personnel on the following days and hours: N/A

(9) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents. X

(10) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1. X

(11) I will not apply for a sidewalk cafe license until at least a year after beginning operation. Yes No

(12) I will conspicuously post this stipulation form beside my liquor license inside of my business. X

(13) I confirm that I have No violations from previous establishments for which I have served as a principal.

(14) I will (additionally):

End all DJ music at 10PM on weekdays and 12AM on Friday and Saturday.

I will hire security at the CB's request

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: James Diehl Phone Number: 516-708-6114

Alternate Contact: Phone Number: 10/03/2023

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

Signed James C Diehl Dated 11/30/23

Sworn to this 30th day of November 23 Notary Public

STACY L WEISS NOTARY PUBLIC-STATE OF NEW YORK No. 02WE6056328 Qualified in New York County My Commission Expires March 19, 2027

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire Summary
Revised 8/2019

- 1- Applicant Name 133 Greenwich LLC
- 2- Establishment Name (Corporate & DBA)
Restaurant Name pending; located in The Cloud One Hotel
- 3- Address for Proposed License
133 Greenwich Street, NY, NY 10006
- 4- Proposed Days/Hours of Operation
7 Days: Indoors 7AM-11PM; Outdoors 7AM-9PM
- 4.1 What floor(s) is the establishment on? Ground Floor for food & alcohol service; 26th floor for storage
- 4.2 Any Rooftop, Terrace, Sidewalk Roadbed or other outside usage?
- 5- Square Footage of Location 2278 sq. ft.
- 6- Method of Operations (bar restaurant, Catering, etc)
restaurant
- 7- Type of License (Full liquor/OP, beer and wine, etc.) seeking B&W for near future; OP full liquor
- 7.1 Type of application
 New Alteration Change in Method of Operation, Corporate Change,
 Class Change
- 8- Outdoor Seating? X **Sidewalk** Roadbed
- 9- Type of Music ? Live X **Recorded** DJ
- 10- Volume of Music? X **Background** Other
(no sound from events, performances or music will be heard outside the premises or by neighbors)
- 11- Where will the kitchen exhaust system vent to?
Louver in the façade of the building above sidewalk
- 12- Applicant's Previous Licensed Establishments and Addresses
Cloud One Bar, 133 Greenwich Street

This Liquor License Application Questionnaire Summary will be made available to the public one week prior to the Licensing and Permits Committee meeting. Any information provided herein is superseded by that described in the final stipulation sheet that will be agreed upon by the applicant and the Licensing and Permits Committee of Community Board 1.

Manhattan Community Board 1 Liquor License Stipulations

I, Jonathan L Bing, as a qualified representative of 133 Greenwich LLC, located at 133 Greenwich St, NY NY 10006 1st floor, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their OP Full liquor, temp permit B&W license

(1) My hours of operation INDOORS will be 7am-11pm daily and OUTDOOR hours will be 7am-9pm daily (I understand this to mean that all patrons will be cleared from the establishment at the specified hour).

(2) I will operate a full-service restaurant, (please describe type of restaurant): hotel service with full food service until hour(s) before closing.

(3) I will install soundproofing (please describe type and locations)

(4) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No

(5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music. X

(6) I will close all doors and windows by Sun-Thurs and Fri-Sat. X I will not have French doors or windows.

(7) I will have delivery of supplies, goods and services during the hours of

(8) I will employ a doorman/security personnel on the following days and hours: Hotel security

(9) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents. X

(10) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1. X

(11) I will not apply for a sidewalk cafe license until at least a year after beginning operation. Yes No

(12) I will conspicuously post this stipulation form beside my liquor license inside of my business. X

(13) I confirm that I have 0 violations from previous establishments for which I have served as a principal.

(14) I will (additionally):

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Michael Black Phone Number: 646-830-9330

Alternate Contact: Phone Number:

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

Signed [Signature] Dated 11/29/23

Sworn to this 29th day of November, 2023 Notary Public [Signature]

CHRIS C. SAWUSCH Notary Public, State of New York No. 013A6080786 Qualified in Queens County Commission Expires September 23, 2020

Manhattan Community Board 1 Liquor License Stipulations

I, Jonathan L Bing, as a qualified representative of 133 Greenwich LLC, located at 133 Greenwich St, NY NY 10006 6th floor, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their OP Full liquor license

(1) My hours of operation INDOORS will be daily and OUTDOOR hours will be daily (I understand this to mean that all patrons will be cleared from the establishment at the specified hour).

(2) I will operate a full-service restaurant, (please describe type of restaurant): tavern within a hotel with full food service until hour(s) before closing.

(3) I will install soundproofing (please describe type and locations) standard soundproofing to preserve quiet enjoyment of hotel by guests

(4) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No

(5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music. X

(6) I will close all doors and windows by Sun-Thurs and Fri-Sat. I will not have French doors or windows. X

(7) I will have delivery of supplies, goods and services during the hours of

(8) I will employ a doorman/security personnel on the following days and hours: Hotel security

(9) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents. X

(10) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1. X

(11) I will not apply for a sidewalk cafe license until at least a year after beginning operation. Yes No X

(12) I will conspicuously post this stipulation form beside my liquor license inside of my business. X

(13) I confirm that I have 0 violations from previous establishments for which I have served as a principal.

(14) I will (additionally): Live music will be in the form of a jazz ensemble performing occasionally. There will be no other changes to the method of operation or the previously stipulated agreements outlined below.

* The hours of operation of the hotel and for the Lounge's non-alcoholic beverage and food service are 24 hours, 7 days a week. Indoor alcohol service will be permitted from 7AM to 2AM from Monday through Saturday, and from 10AM through 2AM on Sundays. Outdoor alcohol and food service will be permitted from 8AM to 10PM Monday through Friday, 8AM to 10PM on Saturdays, and from 10AM through 10PM on Sundays. Applicant will conclude all outdoor food and alcoholic and non-alcoholic beverage service at 10PM all days of the week.

** Hours of delivery of supplies, goods and services will be determined as opening date approaches and the applicant can coordinate individual supplier availability on delivery schedules.

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Michael Black Phone Number: 646-830-9330

Alternate Contact: Phone Number:

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

Signed Jonathan L Bing

Dated 11/29/23

Sworn to this 29th day of November, 2023

Chris C Sawusch

Notary Public

CHRIS C. SAWUSCH Notary Public, State of New York No. 015A6000786 Qualified in Queens County Commission Expires September 23, 2024

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire Summary
Revised 8/2019

- 1- Applicant Name **CBCS Washington Street LP & F&B Management USA**
- 2- Establishment Name (Corporate & DBA) **CBCS Washington Street LP & F&B Management USA
d/b/a Par Ici and Titsou (formerly known as Marta)**
- 3- Address for Proposed License **456 Greenwich Street, New York, NY 10013**
- 4- Proposed Days/Hours of Operation **Par Ici (courtyard cafe) - weekdays: closing 11pm; weekends: closing 12am
Titsou - weekdays: closing 1am; weekends: closing 2am**
- 4.1 What floor(s) is the establishment on? **First Floor**
- 4.2 Any rooftop, terrace, or other outside usage? **Yes, Par Ici courtyard cafe**
- 5- Square Footage of Location
- 6- Method of Operations (bar restaurant, Catering, etc) **Eating and drinking establishments within a hotel**
- 7- Type of License **Full liquor/OP,** beer and wine, etc.)
- 7.1 Type of application (New, Alteration, **Change in Method
of Operation,** Corporate Change, Class Change)
- 8- Sidewalk Café? Yes, **No**
- 9- Type of Music? Live Recorded DJ
- 10- Volume of Music? Background (*no sound from events, performances or music will be heard outside the premises or by neighbors*)
- Other
- 11- Where will the kitchen exhaust system vent to?
- 12- Applicant's Previous Licensed Establishments and Addresses

This Liquor License Application Questionnaire Summary will be made available to the public one week prior to the Licensing and Permits Committee meeting. Any information provided herein is superseded by that described in the final stipulation sheet that will be agreed upon by the applicant and the Licensing and Permits Committee of Community Board 1.

Proposed Changes to Stipulation Agreement

Manhattan Community Board 1 Liquor License Stipulations

I, Joshua Caspi, as a qualified representative of CBCS Washington Street LP, 456 F&B LLC, and Hotel Barriere Management USA Company LLC located at 456 Greenwich Street, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their on-premise liquor license

(see Section 14 below)

- (1) My hours of operation will be Sunday, Thursday and Friday-Saturday (I understand this to mean that all patrons will be cleared from the establishment at the specified hour).
(2) I will operate a full-service restaurant, (please describe type of restaurant): Eight story luxury hotel with food and beverage, with a restaurant, bar/lobby lounge, courtyard cafe and event space in cellar with full food service until hour(s) before closing.
(3) I will install soundproofing (please describe type and locations)
(4) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No
(5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music.
(6) I will close all doors and windows by Sun-Thurs and Fri-Sat. I will not have French doors or windows.
(7) I will have delivery of supplies, goods and services during the hours of 7AM until 2PM all days of the week, and loading and unloading will take place on Washington Street.
(8) I will employ a doorman/security personnel on the following days and hours: (Please see resolution)
(9) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents.
(10) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1.
(11) I will not apply for a sidewalk cafe license until at least a year after beginning operation.
(12) I will conspicuously post this stipulation form beside my liquor license inside of my business.
(13) I confirm that I have violations from previous establishments for which I have served as a principal.
(14) I will (additionally): Titsou (formerly known as Marta) operate weekdays until 1am; weekends until 2am
The cellar space will operate 8AM until 2AM all days of the week, and Fouquets will operate 8AM until 12AM on the weekdays, and until 1AM on the weekends. Marta and Parici will operate under the same hours as Fouquets'. Parici will be enclosed with the roller cover at 8PM on the weekdays and at 9PM on the weekends.
The Parici courtyard cafe will have operating hours of 8AM until 10PM on the weekdays, and 8AM until 11PM on the weekends. I may return to the Committee after six months to extend the hours upon demonstrating an evidently positive track record with the neighbors for this space.
There will be no usage or activity permitted in the rooftop space for a period of 6 months from the date of commencing operations.
Garbage will be collected between 8AM to 2PM four days a week.
Hotel management will post a notice for the public announcing that patrons be mindful of producing excessive noise on the balconies, and that appropriate actions will be taken as necessary to prevent noise disturbances during the late night hours of operation.
All recommendations on sound levels and noise mitigation provided on the acoustical engineer's sound report will be followed.
I confirm that I will continue the working group process as a forum for holding future conversations and channel any complaints coming in, and residents would be able to directly contact the establishment and issue complaints in real-time.
(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Joshua Caspi Phone Number: (914) 694-8300

Alternate Contact: Michael McGinley Phone Number: (917) 965-2605

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

Signed [Signature] Dated 03.20.2024

Sworn to this 20th day of March, 2024 Notary Public

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents. Notary Public, State of New York, No. 60-4780161, Qualified in Westchester County, Commission Expires November 30, 2025

Manhattan Community Board 1 Cannabis License Stipulations

I, Michael Cohen, as a qualified representative of 35 W 5TH LLC located at 35 WALL STREET, New York, New York, agree to the following stipulations for the applicant's Adult- Use Retail Dispensary cannabis license.

CORPORATE ADDRESS 362 FIFTH AVE NY NY 10001
7 DAYS

- (1) My hours of operation will be 11AM-9PM Sunday - Thursday and 7 DAYS Friday - Saturday (I understand this to mean that all patrons will be cleared from the establishment at the specified hour).
- (2) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No
- (3) I agree to host no more than 0 events per year and no more than 0 buyouts per year.
- (4) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music.
- (5) I will not have French doors or open windows CORRECT
- (6) I will have delivery of supplies, goods and services during the hours of NO DELIVERY
- (7) I will employ a doorman/security personnel on the following days and hours: 11AM-9PM, 7 DAYS
- (8) I will not have crowds congregating on the street at night, to minimize disturbances to residents.
- (9) I will not apply to the OCM for an alteration to the method of operation agreed to by this stipulation or another license without first notifying and returning to Community Board 1.
- (10) I will conspicuously post this stipulation form beside my cannabis license inside of my business.
- (11) I confirm that I have 0 violations from any previous establishments for which I have served as a principal.
- (12) I will abide by the NYC bicycle laws and guidelines and shall ensure that any third-party delivery service you contract with abides by the laws and guidelines
- (13) I agree to not use any unlawful motorized vehicle for deliveries and ensure that any third-party delivery service I contract with does not use any unlawful motorized vehicle
- (14) I will ensure that any delivery persons wear the proper attire such as helmets, identifiable clothing, etc. and ensure that any contracted third-party delivery service shall wear proper attire such as helmets, identifiable clothing, etc.
- (15) I do not intend to participate in bar or pub crawls or the cannabis equivalent
- (16) I will (additionally):

Will sell packaged goods for high end consumers

(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: _____ Phone Number: _____

Alternate Contact: _____ Phone Number: _____

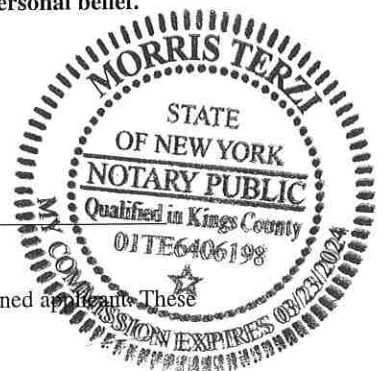
I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed [Signature]

Dated 11/17/2023

Sworn to this 17 day of November

Notary Public



Community Board I requests that the OCM add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire Summary
Revised 8/2019

1- Applicant Name

York Street Lessee DE LLC, York Street LLC, Hersha Hospitality Management LP

2- Establishment Name (Corporate & DBA)

Hilton Garden Inn Tribeca

3- Address for Proposed License

39 Avenue of the Americas, New York, New York 10013

4- Proposed Days/Hours of Operation **Hotel 24 hrs/Daily**

4.1 What floor(s) is the establishment on? **Entire Hotel (excluding ground floor restaurant)**

4.2 Any Rooftop, Terrace, Sidewalk Roadbed or other outside usage? **None**

5- Square Footage of Location **65,660**

6- Method of Operations (bar restaurant, Catering, etc) **Hotel**

7- Type of License (Full liquor/OP, beer and wine, etc.) **Full liquor- Hotel Liquor License**

7.1 Type of application

New Alteration Change in Method of Operation,
 Class Change

Corporate Change,

8- Outdoor Seating? Sidewalk Roadbed **No**

N/A

9- Type of Music? Live Recorded DJ

10- Volume of Music? Background Other

(no sound from events, performances or music will be heard outside the premises or by neighbors)

11- Where will the kitchen exhaust system vent to?

Main kitchen exhaust - vents from hotel main roof

12- Applicant's Previous Licensed Establishments and Addresses

See attached rider

This Liquor License Application Questionnaire Summary will be made available to the public one week prior to the Licensing and Permits Committee meeting. Any information provided herein is superseded by that described in the final stipulation sheet that will be agreed upon by the applicant and the Licensing and Permits Committee of Community Board 1.

Manhattan Community Board 1 Liquor License Stipulations

I, Ashish Parikh, as a qualified representative of York Street Lessee DE LLC, located at 39 Avenue of the Americas, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their Hotel Liquor license

(1) My hours of operation will be 24 hours/daily with alcohol service limited to room service 12pm to 12am daily understand this to mean that all patrons will be cleared from the establishment at the specified hour).

(2) I will operate a Hotel. **the restaurant in the hotel is licensed separately with full food service until hour(s) before closing.

(3) I will install soundproofing (please describe type and locations) The premises is already open and operating - no service on roof

(4) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No

(5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music.

(6) I will close all doors and windows by Sun-Thurs and Fri-Sat. I will not have French doors or windows.

(7) I will have delivery of supplies, goods and services during the hours of 7:00am - 5:00pm

(8) I will employ a doorman/security personnel on the following days and hours: None- hotel management on site 24/7

(9) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents.

(10) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1.

(11) I will not apply for a sidewalk cafe license until at least a year after beginning operation.

(12) I will conspicuously post this stipulation form beside my liquor license inside of my business.

(13) I confirm that I have 0 violations from previous establishments for which I have served as a principal.

(14) I will (additionally):

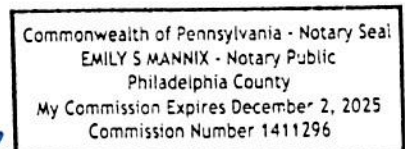
(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Joel Ruiz Phone Number: (212) 966-4091

Alternate Contact: Phone Number:

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

Signed Ashish R. Parikh Dated 11/28/23



Sworn to this 28 day of November 2023 Notary Public

Manhattan Community Board 1 Liquor License Stipulations for Large Venue Establishments

A "large venue" as defined by the NYC Department of Building designation on public assembly is an establishment designed to hold 75 persons or more

Name of Establishment: **York Street Lessee DE LLC, York Street LLC, Hersha Hospitality Management LP**

Address: **39 Avenue of the Americas, New York, New York 10013**

- (1) I will follow the recommendations made by the sound engineer and outlined in the acoustical testing report. I will make sure that noise including sound and bass vibrations cannot be heard outside of the premises of my establishment. **n/a- hotel is open and operating**
- (2) I will take the steps outlined in the resolution and in the traffic plan to manage vehicular and pedestrian activity. **n/a- hotel is open and operating**
- (3) I will follow and abide by the conditions set forth in the resolution regarding garbage disposal and collection. Garbage will be collected on the follows days and hours: 7 days a week at 10pm
- (4) I will have delivery of supplies, goods and services during the hours of 7:00am-5:00pm
- (5) Lighting that affects the security of the community and quality of life of nearby residents must be considered, and must be appropriately lit while not attracting unsavory elements (e.g. rodents, flies, mold, hazardous substances, etc.)
- (6) I understand that I must submit a notice to the community board for a street activity permit for my licensed establishment at least 45 days in advance
- (7) I understand that I must appear before the Licensing & Permits Committee if I am applying for an expansion onto municipal property and provide proof of receipt of the 30-day Standardized Notice form, a block plot diagram detailing the municipal space I am expanding to, and documentation confirming the municipal's approval to use the space. I also agree that I must sign the stipulations sheet outlining the conditions that must be adhered to for the roadbed/sidewalk seating.
- (8) Cameras will be used for viewing the entrance and egress.
- (9) I agree to follow the conditions outlined in the resolution on security oversight of the establishment to prevent noise, congestion and unruly patrons.
- (10) I will (additionally):

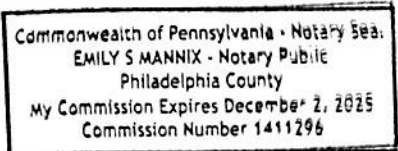
(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Joel Ruiz Phone Number: (212) 966-4091

Alternate Contact: _____ Phone Number: _____

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

[Signature]
Signed _____ Dated 11/28/23



Sworn to this 28 day of November 2023 [Signature]
Notary Public

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents.

MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire Summary
Revised 8/2019

- 1- Applicant Name **CBCS Washington Street LP & F&B Management USA**
- 2- Establishment Name (Corporate & DBA) **CBCS Washington Street LP & F&B Management USA
d/b/a Par Ici and Titsou (formerly known as Marta)**
- 3- Address for Proposed License **456 Greenwich Street, New York, NY 10013**
- 4- Proposed Days/Hours of Operation **Par Ici (courtyard cafe) - weekdays: closing 11pm; weekends: closing 12am
Titsou - weekdays: closing 1am; weekends: closing 2am**
- 4.1 What floor(s) is the establishment on? **First Floor**
- 4.2 Any rooftop, terrace, or other outside usage? **Yes, Par Ici courtyard cafe**
- 5- Square Footage of Location
- 6- Method of Operations (bar restaurant, Catering, etc) **Eating and drinking establishments within a hotel**
- 7- Type of License **Full liquor/OP,** beer and wine, etc.)
- 7.1 Type of application (New, Alteration, **Change in Method
of Operation,** Corporate Change, Class Change)
- 8- Sidewalk Café? Yes, **No**
- 9- Type of Music ? Live Recorded DJ
- 10- Volume of Music? Background (*no sound from events, performances or music will be heard outside the premises or by neighbors*)
- Other
- 11- Where will the kitchen exhaust system vent to?
- 12- Applicant's Previous Licensed Establishments and Addresses

This Liquor License Application Questionnaire Summary will be made available to the public one week prior to the Licensing and Permits Committee meeting. Any information provided herein is superseded by that described in the final stipulation sheet that will be agreed upon by the applicant and the Licensing and Permits Committee of Community Board 1.

Proposed Changes to Stipulation Agreement

Manhattan Community Board 1 Liquor License Stipulations

I, Joshua Caspi, as a qualified representative of CBCS Washington Street LP, 456 F&B LLC, and Hotel Barriere Management USA Company LLC located at 456 Greenwich Street, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their on-premise liquor license

(see Section 14 below)

- (1) My hours of operation will be Sunday, Thursday and Friday-Saturday (I understand this to mean that all patrons will be cleared from the establishment at the specified hour).
(2) I will operate a full-service restaurant, (please describe type of restaurant): Eight story luxury hotel with food and beverage, with a restaurant, bar/lobby lounge, courtyard cafe and event space in cellar with full food service until hour(s) before closing.
(3) I will install soundproofing (please describe type and locations)
(4) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No Promoted events Yes No Cover fee events Yes No Scheduled performances Yes No
(5) Volume of all music, events or performances will be at background levels only. If it can be heard outside, or by neighbors, it is not background music.
(6) I will close all doors and windows by Sun-Thurs and Fri-Sat. I will not have French doors or windows.
(7) I will have delivery of supplies, goods and services during the hours of 7AM until 2PM all days of the week, and loading and unloading will take place on Washington Street.
(8) I will employ a doorman/security personnel on the following days and hours: (Please see resolution)
(9) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents.
(10) I will not apply to the SLA for an alteration to the method of operation agreed to by this stipulation without first notifying Community Board 1.
(11) I will not apply for a sidewalk cafe license until at least a year after beginning operation.
(12) I will conspicuously post this stipulation form beside my liquor license inside of my business.
(13) I confirm that I have violations from previous establishments for which I have served as a principal.
(14) I will (additionally): Titsou (formerly known as Marta) operate weekdays until 1am; weekends until 2am
The cellar space will operate 8AM until 2AM all days of the week, and Fouquets will operate 8AM until 12AM on the weekdays, and until 1AM on the weekends. Marta and Parici will operate under the same hours as Fouquets'. Parici will be enclosed with the roller cover at 8PM on the weekdays and at 9PM on the weekends.
The Parici courtyard cafe will have operating hours of 8AM until 10PM on the weekdays, and 8AM until 11PM on the weekends. I may return to the Committee after six months to extend the hours upon demonstrating an evidently positive track record with the neighbors for this space.
There will be no usage or activity permitted in the rooftop space for a period of 6 months from the date of commencing operations.
Garbage will be collected between 8AM to 2PM four days a week.
Hotel management will post a notice for the public announcing that patrons be mindful of producing excessive noise on the balconies, and that appropriate actions will be taken as necessary to prevent noise disturbances during the late night hours of operation.
All recommendations on sound levels and noise mitigation provided on the acoustical engineer's sound report will be followed.
I confirm that I will continue the working group process as a forum for holding future conversations and channel any complaints coming in, and residents would be able to directly contact the establishment and issue complaints in real-time.
(15) Residents may contact the manager/owner at the below number. Complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Joshua Caspi Phone Number: (914) 694-8300

Alternate Contact: Michael McGinley Phone Number: (917) 965-2605

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

Signed [Signature] Dated 03.20.2024

Sworn to this 20th day of March, 2024 Notary Public

Community Board 1 requests that the SLA add these stipulations to the license of the above-mentioned applicant. These stipulations and board resolution shall supersede all other documents. Notary Public, State of New York, No. 60-4780161, Qualified in Westchester County, Commission Expires November 30, 2025