

Manhattan Community Board 1 Liquor License Stipulations

I, Nubia Ashley, as a qualified representative of Rezidue LLC, License# OCM CAURD2022-000549

located at 16 Murray Street, New York, New York, agree to the following stipulations for the applicant's Adult- Use Retail Dispensary cannabis license.

- (1) My hours of operation will be 9am-9pm Sunday - Thursday and 9am-12am Friday - Saturday...
(2) I will have: DJs Yes No Live music Yes No Recorded Music Yes No Dancing Yes No...
(3) I agree to host no more than 4 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.
(5) I will not have French doors or open windows.
(6) I will have delivery of supplies, goods and services during the hours of 9am-6pm
(7) I will employ a doorman/security personnel on the following days and hours: 9am-9pm
(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):

(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: Nubia Ashley Phone Number: 347 302 1365

Alternate Contact: Phone Number:

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

Signed [Redacted Signature]

Dated 10/24/23 LUCIA ACEVEDO COMMISSIONER OF DEEDS CITY OF NEW YORK, NO 212572

Sworn to this day of Notary Public

COMMISSION EXPIRES April 1, 2024 On duty 24th of October 2023

Community Board 1 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 Stipulations

I, Charles Breiterman, as a qualified representative of The Grotto, located at 69 New Street, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their wine/beer/cider license

- (1) My hours of operation will be 9-9 M-F 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): Italian food & pizza full menu with full food service until 15 minutes 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 9pm M-F 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 wa take deliveries of supplies starting at 8 a.m. we make food deliveries 10 a.m - 8:45 p.m.
(8) I will employ a doorman/security personnel on the following days and hours:
(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 No intention to apply for such a license at this time.
(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: Carlos J. Correa Phone Number: 917-442-6278

Alternate Contact: Phone Number:



provided above is truthful and accurate based upon my personal belief.

10/17/23

Dated Seymour Breiterman

Sworn to this 17th day of October, 2023 Notary Public

SEYMOUR BREITERMAN Notary Public, State of New York No. 02BR6090982 Qualified in New York County Commission Expires April 21, 2027

Community Board 1 requests that the SLA add these stipulations to the license application and board resolution shall supersede all other documents.

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

- 1- Applicant Name QC TERME NY LLC
- 2- Establishment Name (Corporate & DBA)
QC NY
- 3- Address for Proposed License
111-112 ANDES ROAD
GOVERNORS ISLAND, NY 11104
- 4- Proposed Days/Hours of Operation
- 4.1 What floor(s) is the establishment on? GROUND FLOOR AND BASEMENT
- 4.2 Any rooftop, terrace, or other outside usage? YES, TERRACE
- 5- Square Footage of Location 7,500 SQ FT BEING ADDED
- 6- Method of Operations (bar restaurant, Catering, etc)
SPA WITH A RESTAURANT
- 7- Type of License (Full liquor/OP, beer and wine, etc.) CLASS CHANGE TO RESTAURANT OP AND ALTERATION TO ADD SPACE
- 7.1 Type of application (New, Alteration, Change in Method of Operation, Corporate Change, Class Change)
- 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? KITCHEN EXHUAST SYSTEM VENTS THROUGH THE ROOF
- 12- Applicant's Previous Licensed Establishments and Addresses
CURRENTLY LICENSED AS
QC TERME NY LLC
SN:1335234

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, Daniela Masala, as a qualified representative of QC Terme NY LLC d/b/a QC NY, located at 111 & 112 Andes Road, New York, NY 10004, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their liquor license

- (1) My hours of operation will be 10AM - 9PM Sunday – Thursday and 10AM - 10PM 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): The restaurant will be buffet style with mediterranean cuisine with full food service until 1 hour(s) before closing.
- (3) I will install soundproofing (please describe type and locations) No
- (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 10 PM Sun-Thurs and 11 PM Fri-Sat. I will not have French doors or windows.
- (7) I will have delivery of supplies, goods and services during the hours of 6:30 am - 9:30 am
- (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.
- (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):

Applicant agrees to comply with all stipulations regarding the method of operation in the previous stipulation dated January 2021.

The restaurant will be private, initially open to spa guests only, but it has been designed so that it can be open to the public at a later date.

(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: Veronica Corti, Spa Director Phone Number: (646) 951-4530

Alternate Contact: _____ Phone Number: _____

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

Signed _____ Dated 11-1-2023
New York County - NY State
 Sworn to this 1 day of November 2023 AMEK
 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

TAREK M ELBARKATAWY
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01EL6413650
 Qualified in New York County
 My Commission Expires 02-01-2025

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

1- Applicant Name

EDWARD BUCKINGHAM

2- Establishment Name (Corporate & DBA)

OLD MATES 170 JOHN NY LLC

3- Address for Proposed License

170 JOHN STREET NEW YORK, NY 10038

SUN 11AM-4AM
MON-THUR 4PM-4AM
FRI 12PM-4AM
SAT 11AM-4AM

4- Proposed Days/Hours of Operation

4.1 What floor(s) is the establishment on?

CELLAR, GROUND FLOOR AND MEZZANINE(2ND FL)

4.2 Any rooftop, terrace, or other outside usage?

PATIO; CLOSING AT 10PM

5- Square Footage of Location

10,000

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

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- Sidewalk Café? Yes/ No

*WILL HAVE PATIO - CLOSING AT 10PM ALL NIGHTS

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?

BUILDING ROOF

12- Applicant's Previous Licensed Establishments and Addresses

8 TUXEDO'S INC. 5 DOYERS STREET NEW YORK, NY 10003

1 TYGER LLC 1 HOWARD STREET NEW YORK, NY 10013

BLUESTONE LANE OVER 10 VARIOUS LOCATIONS

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, EDWARD BUCKINGHAM, as a qualified representative of OLD MATES 170 JOHN NY LLC

located at 170 JOHN STREET, New York, New York, agree to

the following stipulations for the applicant's Method of Operation for their OP license

SUN 11AM-11PM FRI 12PM-2AM

(1) My hours of operation will be MON-TH 4PM - 1AM Sunday - Thursday and SAT 11AM-2AM 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): AUSTRALIAN RESTAURANT AND BAR with full food service until 1 hour(s) before closing.

(3) I will install soundproofing (please describe type and locations) SOUNDPROOFING ALREADY INSTALLED BY PREVIOUS LICENSEE

(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 10PM Sun-Thurs and 10PM Fri-Sat. I will not have French doors or windows.

(7) I will have delivery of supplies, goods and services during the hours of 10AM-2PM

(8) I will employ a doorman/security personnel on the following days and hours: 6PM-CLOSE (ALL NIGHTS) 1-2 SECURITY PERSONNEL

(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 violations from previous establishments for which I have served as a principal.

(14) I will (additionally):

No lines will be formed outside. There will be a reservation system and an area to wait inside of the premises. There will be 15 events per year where closing hours will be permitted at 4AM.

The business is a short walk from multiple subway and bus routes. Will work with ride sharing apps to direct traffic away from John Street. Will designate pickup location on Water Street or South Street. Management and staff will monitor the frontage to make sure patrons disperse in an orderly manner and will work to prevent traffic congestion or idling. No smoking will be allowed in front of premise. Owner/manager will ensure that deliveries occur quickly and efficiently to prevent congestion. Boxes are not left sitting at the curb, brought straight into premise. If trash is not picked up in a timely manner, staff will bring trash bags/debris back into premise until pickup can occur. Will work with an extermination/pest control company to help eliminate unwanted pests. Will use garbage bags that will not allow liquids to spill out onto the sidewalk. Sidewalk space will be swept and kept clean of food waste and debris throughout the shift and upon closing. There will be a manager and/or owner on duty at all times, who will be able to make sure that there is no excessive noise coming from the premises. This person will make sure that the premises does not become disorderly.

Name: EDWARD BUCKINGHAM Phone Number: 347-493-5825

Alternate Contact: Phone Number:

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

Signed [Redacted Signature]

Dated 10/30/23

Sworn to this 30th day of October, 2023

Notary Public

[Handwritten Signature]

CHI YUN YAN Notary Public - State of New York No. 01CH6327013 Qualified in New York County My Commission Expires June 29, 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 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:

(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: ALL DAYS - 5AM

(4) I will have delivery of supplies, goods and services during the hours of 10AM-2PM

(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: YES; 36 CAMERAS

(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: EDDY BUCKINGHAM Phone Number: 347 493 5825

Alternate Contact: _____ Phone Number: _____

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

[Redacted Signature]

Signed

10/30/23

Dated

CHI YUN YAN
Notary Public – State of New York
No. 01CH6327013
Qualified in New York County
My Commission Expires June 29, 2027

Sworn to this 30th day of October, 2023

Notary Public

[Signature]

Community Board I 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, KAH WAI LO, as a qualified representative of HUSO TRIBECA LLC, located at 190A DUANE ST, NYC 10013, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their OP LIQUOR license

10:00AM - 12:00AM Monday to Thursday, 10:00AM - 1:00AM Friday and Saturday, and 10AM - 11PM on Sundays

- (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): high-end gourmet food will be available all open hours with full food service until all hour(s) before closing.
(3) I will install soundproofing (please describe type and locations)

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

(7) I will have delivery of supplies, goods and services during the hours of 10am-5pm

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

(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. [x] 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: Kah Wai Lo Phone Number: 646-986-5382

Alternate Contact: STEPHAN Steve Campos Phone Number: 305-758-9288 Ext 213

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



10/24/23 Dated

Sworn to this 24 day of October, 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



[Handwritten signature]