



Manhattan Community Board 1 Liquor License Stipulations

I, Edmund Travers, as a qualified representative of Lovelace Tavern LLC, located at 1-3 Coenties Slip, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their full liquor license

- (1) My hours of operation will be 11am - 12am Sunday - Thursday and 11am - 1am 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 Craft restaurant with full food service until 1 hour(s) before closing.
- (3) I will install soundproofing (please describe type and locations) 4x 1 inch layers of Sheetrock underneath 1 1/2 inches of Rock Wool.
- (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 9am - 11am
- (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 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 no 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: Edmund Travers Phone Number: 6465468140

Alternate Contact: Bro Jason Francisco Phone Number: 201 364

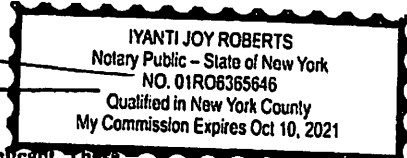
I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

X Edmund Travers  
Signed

10/19/19  
Dated

Sworn to this 15<sup>th</sup> day of October 2019.  
Notary Public

J Roberts



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 4/2018**

- 1- Applicant Name  
Ryan Simonetti
- 2- Establishment Name (Corporate & DBA)  
225 Liberty Location, LLC dba For Five Coffee Roasters
- 3- Address for Proposed License  
225 Liberty Street, Lobby Level
- 4- Proposed Days/Hours of Operation  
Monday - Friday: 7am - 7pm; Saturday: 9am - 4pm
- 5- Square Footage of Location  
Approx. 1600
- 6- Method of Operations (bar restaurant, Catering, etc)  
Cafe
- 7- Type of License (Full liquor/OP, beer and wine, etc.)  
Beer, Wine & Cider
- 8- Sidewalk Café? Yes/No  
No
- 9- Type of Music ?  Live  Recorded  DJ
- 10- Volume of Music?  Background  Other
- 11- Applicant's Previous Licensed Establishments and Addresses  
  
Downtown Locations - 101 Greenwich Street, 32 Old Slip, One Liberty Plaza  
Midtown West Locations - 117 W 46th Street, 810 Seventh Ave., 75 Rockefeller Plaza  
Midtown East Locations - 730 Third Ave., 101 Park Ave., 237 Park Ave.

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, ANDREW WEBB, as a qualified representative of 225 Liberty Location LLC, located at 225 Liberty Street, Lobby Level, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their Tavern Wine license

(1) My hours of operation will be 7AM-7PM Sunday - Thursday and 9AM-4PM 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): Cafe with full food service until hour(s) before closing.

(3) I will install soundproofing (please describe type and locations) Act tiles throughout the premises

(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.

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

(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. 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):

\* No street-side delivery between 12 AM and 7AM; use the loading dock inside Brookfield building instead

Come back in 6 months to discuss monitored activity with CB1 and the community

(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: ANDREW WEBB Phone Number: (646) 641-8131

Alternate Contact: MAX HARRIS Phone Number: (516) 695-4789

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

Signed Andrew Webb

Dated 10/22/19

JERI ESSAGOF NOTARY PUBLIC-STATE OF NEW YORK No. 02ES6346156 Qualified in New York County My Commission Expires 08-08-2020

Sworn to this 22nd day of October 2019; [Signature] Notary Public

Manhattan Community Board 1 Liquor License Stipulations

I, ANDREW WEBB, as a qualified representative of 225 Liberty Location LLC,

located at 225 Liberty Street, Street and Lobby Level, New York, New York, agree to

the following stipulations for the applicant's Method of Operation for their Full Liquor Catering Establishment license

(1) My hours of operation will be 8AM-11PM Sunday - Thursday and 8AM-11:30PM Friday - Saturday (I understand this to mean that all patrons will be cleared from the establishment at the specified hour).

Bar Service Hours: 8AM-10PM Monday-Thursday 10AM-10PM Sunday 8AM-11PM Friday-Saturday

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

(3) I will install soundproofing (please describe type and locations) ACT tiles will be used as well the unit itself has insulated cabinet which helps in noise reduction

(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.

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

(8) I will employ a doorman/security personnel on the following days and hours: \* (See below)

(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 street-side delivery between 12AM-7AM; use the loading dock inside the Brookfield building instead \* Employ a traffic manager and operations manager to manage traffic control for events of 750 people or more and smaller events with expected large vehicular - needs (Bus, Shuttle and/or For-hire vehicles)

- Notify in advance to the community of red carpet events
-No more than a 1000 persons capacity for the first 12 months, and no more than 10 events at that number
-Gateway Garage not to be used in any SP programs and any marketing programs
-Have traffic operatives on site to redirect traffic over South End Avenue when an event requires such a presence
-For events over 750 persons attendance, have a traffic manager present
-An operations manager employed with a phone who's accessible for the public to call
-The North End Avenue/ Vesey Street Garage that's associated with the valet parking at the Cul de Sac will be used, and have extra valet personal to assist in special events by Convene when required, and using the garage on the East side of Albany Street and have extra personnel bring cars
-Come back in 6 months to discuss monitored activity with CB1 and the community

(14) 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: ANDREW WEBB Phone Number: (646) 641-8131

Alternate Contact: MAX HARRIS Phone Number: (516) 695-4789

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

Signed Andrew Webb

Dated 10/22/19

JERI ESSAGOF NOTARY PUBLIC-STATE OF NEW YORK No. 02ES6346156 Qualified in New York County My Commission Expires 08-08-2020

Sworn to this 22nd day of October 2019; Notary Public