



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

Paul Rangel, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations

I, Ryan Kupchik, as a qualified representative of Wallabout Entertainment LLC located at 167-171 Chrystie Street (south retail), New York, NY agree to the following stipulations:

- 1. My license type is: [] beer & cider [] wine, beer & cider [x] liquor, wine, beer & cider
2. [x] I will operate a full-service restaurant, specifically a (type of restaurant) Continental 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
3. My hours of operation will be opening no later than 4:00 P.M. Monday to Friday and 11:00 A.M. Saturday to Sunday and closing by 2:00 A.M. all nights

(I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)

- 4. [x] I will not use outdoor space for commercial use (including Open Restaurants) OR [] My sidewalk cafe hours or other outside hours (including Open Restaurants) will be
5. [] I will employ a doorman/security personnel:
6. [x] I will install soundproofing, in consultation with a sound engineer so that sound from the premises can't be heard in surrounding residences
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] promoted events, [x] any event at which a cover fee is charged, [x] scheduled performances, [] 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 any physical alterations of any nature without first coming before CB 3.
11. [x] 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: Ryan Kupchik Phone Number: (718) 473-6495

- 18. [x] I will: use a reservations and texting system to ensure that patrons do not loiter outside the premises

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

Signed [Signature]

Dated June 15, 2022

Sworn to this 15th day of June, 2022

JOHNATHAN LING
NOTARY PUBLIC-STATE OF NEW YORK
No. 02LI6390122
Qualified in Kings County
My Commission Expires 04-08-2023