



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

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Expansion onto Municipal Property

I, Paris McGarry, as a qualified representative of Eureka Gem LLC,
 located at 297 Broome Street, New York, NY agree to the following
 stipulations:

1. I will close all outdoor seating by 10 pm.
2. I will not have music, amplified sound, TVs outdoors.
3. For sidewalk seating, I will comply with DOT guidelines (attached). I will have 2 tables
and 4 chairs.
4. For roadbed seating, I will comply with DOT guidelines (attached). I will have 6 tables
and 12 chairs.
5. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering,
noise or crowds outside.
6. I will conspicuously post this stipulation form beside my liquor license inside of my business.
7. 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: Paris McGarry Phone Number: 3102970233

8. I will: _____

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

Paris McGarry
 Signed

10/6/21
 Dated

Sworn to this 6th day of October

Elke Hofmann
 Notary Public

