

MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire
Summary Revised 3/2024

1- Applicant Name

Carnegie Diner 200 LLC

2- Establishment Name (Corporate & DBA)

Carnegie Diner & Cafe

3- Address for Proposed License

200 Chamber Street

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

7.1 Type of application

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

5- Proposed Days/Hours of Operation

Mon - Thurs **7AM-11PM** Fri - Sat **7AM-11PM** Sun **7AM-11PM**

4.1 What floor(s) is the establishment on? **Ground Floor & Mezzanine**

6- Square Footage of Location **4000 Sq Feet**

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

Full Service Restaurant

8- Outdoor Seating? ☐ Sidewalk ☐ Roadbed ☐ Rooftop, ☒ Terrace, or ☐ Other outside

8.1 Do you intend to apply for DOT Outdoor dining permit? ☐ Yes ☒ No

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? **Thru PCU in Rear**

12- Applicant's Previous Licensed Establishments and Addresses

Carnegie Diner and Cafe at the following locations:

1185 6th Ave. NY, NY; 205 W 57th St.; and

828 8th Ave. 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 Any information provided herein is superseded by that described in the final stipulation sheet that will be agreed upon by the applicant and the Licensing and Permits Committee of Community Board 1.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, Efstathios Antonakopoulos, as a qualified representative of Carnegie 200 LLC, located at 200 Chambers St., New York, New York, agree to the following stipulations for the applicant's Method of Operation for their On-Premise Full Liquor license

(1) My requested hours of operation are 7-11 Monday – Thursday, 7-11 Friday – Saturday, 7-11 Sunday

(1.a) CB approved hours of operation 11a-12a Monday – Thursday, 11a-1a Friday – Saturday, 11a-10p 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, (please describe type of establishment):

On-Premise Full Liquor with full food service until 1 hour(s) before closing.

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

(please describe location)

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

(5) Volume of music, events, 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 _____ Mon- Thur, _____ Fri - Sat _____ Sun.

☒ I will not have open doors or windows.

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

(8) I will have garbage collected during the hours of after 11PM

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

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

(11) 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. ☒

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

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

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

(15) I will (additionally):

(16) 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: Efstathios Antonakopoulos Phone Number: 917-502-7279

Alternate Contact: Kathleen E. Negri Stathopoulos Phone Number: 718-285-5675

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

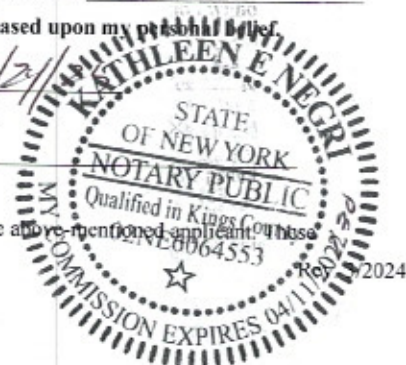
Signed

Sworn to this 24th day of April, 2026

Notary Public

Dated

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

Name of Establishment: Carnegie Diner 200 LLC d/b/a Carnegie Diner & Cafe

Address: 200 Chambers Street NY, NY

- (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: 7 Days per week
- (4) I will have delivery of any event supplies, goods and services during the hours of N/A
- (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: Efstathios Antonakopoulos Phone Number: 917-502-7279

Alternate Contact: Kathleen E. Negri Stathopoulos Phone Number: 917-665-5874

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

Signed

Dated

Sworn to this 24th day of April, 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.

Rev. 3/2024

MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire
Summary Revised 3/2024

1- Applicant Name

Samuel Akiba & Andrea Belfiore

2- Establishment Name (Corporate & DBA)

Italia Like Locals Inc

3- Address for Proposed License

75 Murray Street, New York, NY 10007

4- Type of License (Full liquor/OP, beer and wine, etc.) **Beer & Wine Catering License**

7.1 Type of application

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

5- Proposed Days/Hours of Operation

Mon - Thurs **9AM - 2AM** Fri - Sat **9AM - 2AM** Sun **9AM - 2AM**

4.1 What floor(s) is the establishment on? **Cellar, Ground and 2nd Floor**

6- Square Footage of Location **3,500 sq. ft.**

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

Catering Establishment

8- Outdoor Seating? ☐ Sidewalk ☐ Roadbed ☐ Rooftop, ☐ Terrace, or ☒ other outside

8.1 Do you intend to apply for DOT Outdoor dining permit? ☐ Yes ☒ No

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? **Alley via precipitator**

12- Applicant's Previous Licensed Establishments and Addresses

Italia Like Locals Inc
171 Canal Street, 3rd Floor
New York, NY 10013

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, Samuel Akiba, as a qualified representative of Italia Like Locals Inc,
located at 75 Murray Street, New York, New York, agree to
the following stipulations for the applicant's Method of Operation for their Catering Beer & Wine license

(1) My requested hours of operation are 9AM-2AM Monday – Thursday, 9AM-2AM Friday – Saturday, 9AM-2AM Sunday

(1.a) CB approved hours of operation 9am-12am Monday – Thursday, 9am-1am Friday – Saturday, 9am-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, (please describe type of establishment):

Catering Establishment - see attached menu with full food service until _____ hour(s) before closing.

(3) I will install soundproofing (please describe type) Pre-existing thick brick walls

(please describe location) Walls

(4) I will have: DJs ☐ Yes ☐ No Live Music ☐ Yes ☐ No Recorded Music ☐ Yes ☐ No Dancing ☐ Yes ☐ No
Promoted events ☐ Yes ☐ No Cover events ☐ Yes ☐ No Scheduled performances ☒ Yes ☐ No non-musical entertainment by magicians, sketch artists

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

(6) I will close all doors and windows by _____ Mon- Thur, _____ Fri - Sat _____ Sun.

☒ I will not have open doors or windows.

(7) I will have delivery of regular supplies, goods and services during the hours of 9AM - 6PM

(8) I will have garbage collected during the hours of AM

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

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

(11) 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. ☒

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

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

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

(15) I will (additionally):

I will host 5 to 6 private corporate events Monday to Thursdays occurring mostly after a typical work/office hours and provide public cooking demos such as pasta making classes and lunch events Friday to Sunday. I agree to host no more than 60 evening buyouts per year, exclusively in the cellar. For corporate events, I agree to ensure that a doorman or employee is exclusively tasked with coordinating for hire pickups and drop offs, for the purpose of alleviating crowding of patrons in front of the establishment leading to noise on the street. I understand that per NYSLA rules alcohol service begins no earlier than 8:00AM Monday to Saturday and 10:00AM Sundays.

(16) 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: Samuel Akiba Phone Number: (857) 205-6991

Alternate Contact: Andrea Belfiore Phone Number: (617) 849-2186

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

Signed

Sworn to this 20th day of April, 2026

Dated

4/20/26

Notary Public

MAGDALENA SZCZESNY
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SZ0015107
Qualified in Kings County
Commission Expires October 28, 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.

Rev. 3/2024

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: Italia Like Locals Inc.

Address: 75 Murray Street, New York, NY 10007

(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: AM - Daily

(4) I will have delivery of any event supplies, goods and services during the hours of 9AM - 6PM

(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):

I agree to host no more than 60 evening buyouts per year, exclusively in the cellar. For corporate events, I agree to ensure that a doorman or employee is exclusively tasked with coordinating for hire pickups and drop offs, for the purpose of alleviating crowding of patrons in front of the establishment leading to noise on the street

(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: Samuel Akiba Phone Number: (857) 205-6991

Alternate Contact: Andrea Belfiore Phone Number: (617) 849-2186

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

Signed

Dated

Sworn to this 20th day of April, 2026

Notary Public

4/20/26
MAGDALENA SZCZESNY
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SZ0015107
Qualified in Kings County
Commission Expires October 28, 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 10/2023

- 1- Applicant Name HHC FULTON RETAIL LLC, HHC LAWN GAMES LLC,
THE LAWN CLUB NYC LLC, & CREATIVE CULINARY MGMT CO.
- 2- Establishment Name (Corporate & DBA)
Bar Snack / The Lawn Club / Snack Out
- 3- Address for Proposed License
1 FULTON STREET, NEW YORK, NY 10038
- 4- Proposed Days/Hours of Operation
Monday-Thurs.: 8am-2am; Friday-Sat.:8am-2am; Sunday: 10am-1am
- 4.1 What floor(s) is the establishment on?
Ground Floor
- 4.2 Any ☐ Rooftop, ☐ Terrace, ☒ Sidewalk ☐ Roadbed or ☐ other outside usage?
- 5- Square Footage of Location 39,000 Sq. Ft.
- 6- Method of Operations (bar restaurant, Catering, etc)
Restaurant, Indoor Lawn Games
- 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
Part of licensed premises
- 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?
West side of building
- 12- Applicant's Previous Licensed Establishments and Addresses
Several affiliated licenses through the Seaport

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, Matt Partridge, as a qualified representative of HHC FULTON RETAIL LLC, HHC LAWN GAMES LLC, THE LAWN CLUB NYC LLC, & CREATIVE CULINARY MGMT CO., located at 1 FULTON STREET, New York, New York,

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

Complete all sections

- (1) My hours of operation will be 8am-2am Mon – Wed, 8am-2am Thurs, 8am-2am Fri – Sat, 10 AM - 1 AM Sun
(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): Restaurant, Indoor Lawn Games
with full food service until _____ hour(s) before closing.
- (3) I will install soundproofing ☐ Yes ☐ No ☒ N/A
(please describe type and locations) Existing
- (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 N/A Sun-Thurs and N/A Fri-Sat. ☐ I will not have French doors or windows.
- (7) I will have delivery of supplies, goods and services during the hours of 6am-10pm
- (8) I will employ a doorman/security personnel on the following days and hours: 24 Hour Seaport Security
- (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 wait at least one year after beginning operation before applying for a sidewalk café license. ☐ Yes ☐ No ☐ N/A
- (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: Matt Partridge Phone Number: 646-762-4791

Alternate Contact: _____ Phone Number: _____

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

[Signature]

Signed

Sworn to this 15th day of March, 2026

03/16/2026

Dated

[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.



Rev 9/2025

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: HHC FULTON RETAIL LLC, HHC LAWN GAMES LLC,
THE LAWN CLUB NYC LLC, & CREATIVE CULINARY MGMT CO.

Address: 1 FULTON STREET, NEW YORK, NY 10038

- (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: 10pm-6am
- (4) I will have delivery of supplies, goods and services during the hours of 6am-10pm
- (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: Matt Partridge Phone Number: 646-762-4791

Alternate Contact: _____ Phone Number: _____

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

MP

Signed

03/16/2026

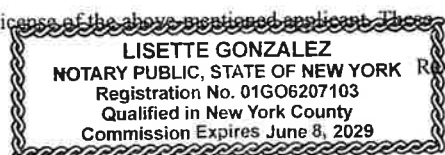
Dated

Sworn to this 16th day of March, 2026

Notary Public

Lisette Gonzalez

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. 9/2023

MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire
Summary Revised 3/2024

1- Applicant Name

IF NOT NOW LLC

2- Establishment Name (Corporate & DBA)

C TRIBECA & New York Vintners

3- Address for Proposed License

61-69 BARCLAY STREET

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

7.1 Type of application

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

5- Proposed Days/Hours of Operation

Mon - Thurs 10am-2am Fri - Sat 10am-2am Sun 10am-2am

4.1 What floor(s) is the establishment on? **GROUND FLOOR & CELLAR**

6- Square Footage of Location **6,649**

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

RESTAURANT & Wine Store

8- Outdoor Seating? ☐ Sidewalk ☐ Roadbed ☐ Rooftop, ☐ Terrace, or ☐ Other outside

8.1 Do you intend to apply for DOT Outdoor dining permit? ☐ Yes ☒ No

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? **FRONT OF BUILDING**

12- Applicant's Previous Licensed Establishments and Addresses

IFNOTNOW LLC, ID 0340-22-112427: 100 CHURCH ST.

IFNOTNOW LLC, ID 0100-21-114716: 100 CHURCH ST. UNIT 2

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, Shane Benson, as a qualified representative of IFNOTNOW LLC, located at 100 Church Street / 63 Baveluy St, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their On-Premise / Full license

(1) My requested hours of operation are 10am-2am Monday – Thursday, 10am-2am Friday – Saturday, 10am-2am Sunday

(1.a) CB approved hours of operation 10am-2am Monday – Thursday, 10am-2am Friday – Saturday, 10am-2am 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, (please describe type of establishment):

Restaurant with full food service until 1 hour(s) before closing.

(3) I will install soundproofing (please describe type) _____
(please describe location) _____

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

(5) Volume of music, events, 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 N/A Mon- Thur, _____ Fri - Sat _____ Sun.

☒ I will not have open doors or windows.

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

(8) I will have garbage collected during the hours of Mon, Wed, Thu, Fri - 6pm - 11pm

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

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

(11) 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. ☒

(12) I will not apply for a sidewalk café license until at least a year after beginning operation. ☐ Yes ☐ No N/A

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

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

(15) I will (additionally):

Corporate change to remove two principals and add one new principal.
No other changes to the current license.

(16) 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: Shane Benson Phone Number: _____

Alternate Contact: _____ Phone Number: _____

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

Signed _____

Dated 04/23/26

Sworn to this 23 day of April 2026

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. 3/2024

EDWIN A MONTENEGRO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01M00037732
Qualified in New York County
Commission Expires 05/23/2029

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: IFNOTNOW LLC

Address: 100 CHURCH STREET

- (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: Mon, Wed, Thu, Fri. - 6pm - 11pm
- (4) I will have delivery of any event 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: Shane Benson Phone Number: _____

Alternate Contact: _____ Phone Number: _____

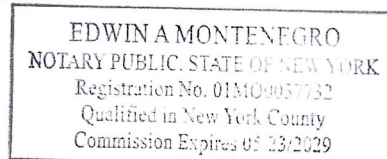
I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed: [Signature] Dated: 04/23/26

Sworn to this 23 day of April 2026 [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.

Rev. 3/2024



MANHATTAN COMMUNITY BOARD 1
Liquor License Application Questionnaire
Summary Revised 3/2024

1- Applicant Name

Six Coasts Smorgasburg LLC

2- Establishment Name (Corporate & DBA)

TBD

3- Address for Proposed License

146 Carder Road, New York, NY 10004

4- Type of License (Full liquor/OP, beer and wine, etc.) **OP Tavern**

7.1 Type of application

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

5- Proposed Days/Hours of Operation

Mon - Thurs **11am-10pm** Fri - Sat **10am-11pm** Sun **10am-10pm**

4.1 What floor(s) is the establishment on? **Ground - OUTDOORS**

6- Square Footage of Location **32,000**

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

OP Tavern - Outdoors

8- Outdoor Seating? ☐ Sidewalk ☐ Roadbed ☐ Rooftop, ☐ Terrace, or ☒ Other outside

8.1 Do you intend to apply for DOT Outdoor dining permit? ☐ Yes ☒ No

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? **Outdoor**

12- Applicant's Previous Licensed Establishments and Addresses

Brooklyn Flea LLC - Legacy serial # 1270649 - 90 Kent Ave, Brooklyn, NY 11211

Manhattan Community Board 1 Liquor License Stipulations

I, Rob Blackman, as a qualified representative of Six Coasts Smorgasburg LLC, located at 146 Carder Road, New York, NY 10004, New York, New York, agree to the following stipulations for the applicant's Method of Operation for their OP Tavern license

- (1) My requested hours of operation are 11am-10pm Monday – Thursday, 10am-11pm Friday – Saturday, 10am-10pm Sunday
- (1.a) CB approved hours of operation 11am-10pm Monday – Thursday, 10am-11pm Friday – Saturday, 10am-10pm 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, (please describe type of establishment):
OP Tavern with full food service until _____ hour(s) before closing.
- (3) I will install soundproofing (please describe type) venue entirely outdoors with no neighbors
(please describe location) _____
- (4) I will have: DJs ☐ Yes ☐ No Live Music ☐ Yes ☐ No Recorded Music ☐ Yes ☐ No Dancing ☐ Yes ☐ No
Promoted events ☐ Yes ☐ No Cover events ☐ Yes ☐ No Scheduled performances ☐ Yes ☐ No
- (5) Volume of music, events, 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 _____ Mon- Thur, _____ Fri - Sat _____ Sun.
☒ I will not have open doors or windows.
- (7) I will have delivery of regular supplies, goods and services during the hours of Mon - Fri 9am - 5pm
- (8) I will have garbage collected during the hours of 6am daily
- (9) I will employ a doorman/security personnel on the following days and hours: Friday - Saturday
- (10) I will actively manage crowds congregating on the street at night, to minimize disturbances to residents. ☒
- (11) 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. ☒
- (12) I will not apply for a sidewalk café license until at least a year after beginning operation. ☐ Yes ☐ No
- (13) I will conspicuously post this stipulation form beside my liquor license inside of my business. ☒
- (14) I confirm that I have 0 violations from previous establishments for which I have served as a principal.
- (15) I will (additionally): ensure volume is in compliance with all local laws and regulations and will train staff accordingly

(16) 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: Rob Blackman Phone Number: 917-336-2520

Alternate Contact: _____ Phone Number: _____

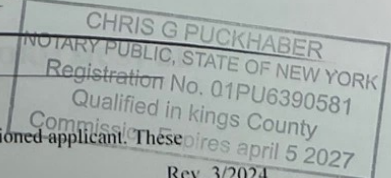
I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

☒ Signed _____

Sworn to this 29 day of April 2026

Notary Public

Dated 4/29/26



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. 3/2024

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: Six Coasts Smorgasburg LLC

Address: 146 Carder Road, New York, NY 10004

- (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: Daily by 6am
- (4) I will have delivery of any event supplies, goods and services during the hours of 9am - 5pm Mon - Fri
- (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: Rob Blackman

Phone Number: 917-336-2520

Alternate Contact: _____

Phone Number: _____

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

☒ Signed

Dated

Sworn to this 29th day of Apr. / 2024

Notary Public

4/29/26

CHRIS G PUCKHABER NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01PU6390581 Qualified in Kings County Commission Expires April 5 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.