



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

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations

I, Greg Lebedowicz, as a qualified representative of Freedom for Ukraine, LLC, located at 136 2nd Avenue, 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) Ukrainian/American/French 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 8AM-2AM all days; Sidewalk cafe: 10AM-10PM; Backyard: 10AM-9PM
4. [] I will not use outdoor space for commercial use (including Open Restaurants) OR [x] I will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors.
5. [] I will employ a doorman/security personnel: Will be used only when needed
6. [] I will install soundproofing,
7. [x] 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. [] 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] third-party promoted events, [x] any event at which a cover fee is charged, [x] scheduled performances, [] more than [] DJs per [], [x] more than 12 private parties per year
9. [] 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. [] 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. [] I will not have a happy hour or drink specials with or without time restrictions OR [x] I will have happy hour and it will end by 8PM.
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: Greg Lebedowicz Phone Number: 718-612-5804

[x] I will backyard for seated dining, will install canopy/awning over and sound baffling and vegetation around perimeter to mitigate sound.

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

Signed [Signature] Dated 1/17/2025

Signed Sworn to this 17th day of January, 2025

JANEY LIU Notary Public - State of New York No. D116435866 Qualified in Queens County My Commission Expires 7/5/26