



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 Administrative Approval

I, Jonathan Daniel, as a qualified representative of May Kaidee East Broadway LLC
located at 215 East Broadway, New York, NY agree to the following stipulations:

- I will operate a full-service restaurant, specifically a (type of restaurant) Vegan Thai
 Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:
Mon 5PM - 10PM; Tue 5PM - 10PM; Wed 5PM - 10PM;
Thu 5PM - 10PM; Fri 5PM - 10PM; Sat 5PM - 10PM; Sun 5:00PM - 10PM.

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

- I will not use outdoor space for commercial use.
- I will operate my sidewalk café no later than n/a
- I will employ a doorman/security personnel on the following days: n/a
- I will install soundproofing, n/a
- I will close any front or rear façade 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. I will have a closed fixed façade 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.
- I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ DJs/promoted events per _____, more than _____ private parties per _____
- I will play ambient recorded background music only.
- 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.
- I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
- I will not participate in pub crawls or have party buses come to my establishment.
- I will not have unlimited drink specials, including boozy brunches, with food.
- I will not have a happy hour or drink specials with or without time limitations OR I will have happy hour and it will end by _____ - Please indicate one of the above -
- I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- I will conspicuously post this stipulation form beside my liquor license inside of my business.
- 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: Jonathan Daniel Phone Number: (917) 443-7885

18. I will: _____

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

Signed J Daniel Dated March 24, 2020
Sworn to this _____ day of _____ 2020. Notary Public



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Community Board 3 Liquor License Application Questionnaire

Today's Date: March 24, 2020

APPLICANT

- Name of applicant and principle(s): May Kaidee East Broadway LLC /
- Premise address: 215 East Broadway
- Cross streets: Clinton & Jefferson
- Trade name (DBA): May Kaidee
- Check which you are applying to: New liquor license Alteration of an existing license Sale of assets
- If alteration, describe nature of alteration: n/a
- Is location currently licensed? Yes No
- Type of license: Restaurant wine - applying for
- Previous or current use of the location: current - Thai restaurant previous - drug store
- Corporation and trade name of current location: May Kaidee East Broadway LLC / May Kaidee
- Type of building and number of floors: Brick, 5 floors
- Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? Yes No 12a. What is the permitted occupancy indoors and outdoors? 74
- Do you plan to apply for Public Assembly permit? Yes No
- What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2): _____
- How many licensed establishments are within 1 block? 3
- How many On-Premise (OP) liquor licenses are within 500 feet? 3
- Is premise within 200 feet of any school or place of worship? Yes No

PROPOSED METHOD OF OPERATION

- Describe your method of operation: Thai ^{vegan} restaurant
- Will any other business besides food or alcohol service be conducted at premise? Yes No
- If yes, please describe what type: n/a
- What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): 7 days a week - 5 PM - 10 PM
- Total number of table: 18 23. Total number of seats: 36
- How many stand-up bars / bar seats are located on the premise? none
 (A stand-up bar is any bar or counter, whether with seating or not, over which a patron can order, pay for, and receive an alcoholic beverage.)

25. Describe all bars (length, shape, and location): No bar
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? 3:30 PM - 9:45 PM
28. What type of food is available for sale? Thai Vegan
29. Will a manager or principal always be on site? Yes No If yes, which? Principal
30. How many employees will there be? 3-4
31. Do you have or plan to install? French doors accordion doors windows NO
32. Will there be TVs / monitors? Yes No If Yes, how many? n/a
33. Will premise have music? Yes No 33a. If Yes, what type of music? Live Music Jukebox
 DJ Tapes / CDs / iPod
34. If other type, please describe: n/a
35. What will be the music volume? Background (quiet) Entertainment level
36. Please describe your sound system: iPod
37. Will you host any promoted events, scheduled performances or any event at which a cover fee is charged?
 Yes No
38. If Yes, what type of events or performances are proposed and how often? n/a
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? We are small establishment without late hours - we do not anticipate crowds or vehicular traffic as our
40. Will there be security personnel? Yes No 40a. If Yes, how many and when? n/a clerk is local.
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? We are small establishment no late hours, no bar with only background music. Noise will not be an issue.
42. Do you have sound proofing installed? Yes No
43. If not, do you plan to install sound-proofing? Yes No

APPLICANT HISTORY

44. Has this corporation or any principal been licensed previously? Yes No If yes, please indicate name of establishment(s): _____
45. Address: n/a 45a. Community Board _____
46. Dates of operation: n/a
47. Has any principal had work experience similar to the proposed business? Yes No If yes, explanation of experience or resume. 15 yrs with May Landee in Chelsea and in Thailand,
48. Does any principal have other business in the area? Yes No If yes, give trade name and describe type of business: _____
49. Has any principal had SLA reports or action within the past 3 years? Yes No If yes, attach list of violations and dates of violations and outcomes.

COMMUNITY OUTREACH

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups.