



# 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, Vincent Chan, as a qualified representative of Lotus Group Hospitality, LLC,  
located at 162 Orchard Street, New York, NY agree to the following stipulations:

1. My license type is: ☐ beer & cider ☐ wine, beer & cider ☒ liquor, wine, beer & cider
2. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) Vietnamese 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 Mon-Sun: 10:00 a.m.- 2:00 a.m.

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

4. ☐ I will not use outdoor space for commercial use (including Open Restaurants) OR  
☒ 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: \_\_\_\_\_
6. ☐ I will install soundproofing, \_\_\_\_\_
7. ☒ I will close any front or rear façade doors and windows ☐ I will have a closed fixed façade with no open doors or  
at 10:00 P.M. every night or when amplified sound is windows except my entrance door will close by 10:00 P.M.  
playing, including but not limited to DJs, live music and live or when amplified sound is playing, including but not limited  
nonmusical performances, or during unamplified live to DJs, live music and live nonmusical performances, or  
performances or televised sports. during unamplified live performances or televised sports.
8. I will not have ☒ DJs, ☒ live music, ☒ third-party promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled  
performances, ☐ more than \_\_\_\_\_ DJs per \_\_\_\_\_, ☐ more than \_\_\_\_\_ private parties per \_\_\_\_\_
9. ☒ I will play ambient recorded background music only.
10. ☒ 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. ☒ I will not participate in pub crawls or have party buses come to my establishment.
13. ☒ 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 ☒ I will have happy hour and it will  
end by 7:00 p.m.
15. ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. ☒ 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: Vincent Chan Phone Number: 917-337-8006

18. ☐ I will: \_\_\_\_\_

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

Vincent Chan 9/17/2025

Signed \_\_\_\_\_ Dated \_\_\_\_\_

Sworn to this 17th day of September 2025 \_\_\_\_\_

FRANK V. PALILLO  
Notary Public, State of New York  
No. 24-4154-02  
Qualified in Kings County  
Commission Expires April 30, 2028

Notary Public