



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

Paul Rangel, Board Chair

Susan Stetzer, District Manager

I, Jimmy Ly Community Board 3 Liquor License Stipulations
 located at 212 East 10th Street, as a qualified representative of Big Ben Restaurant Corp.
 New York, NY agree to the following stipulations:

- My license type is: beer & cider wine, beer & cider liquor, wine, beer & cider restaurant, or
- I will operate a full-service restaurant, specifically a (type of restaurant) Vietnamese
 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 _____
- My hours of operation will be opening all days at 12:00 P.M. closing by 11:00 P.M. Sundays through Thursdays and 12:00 P.M. to 12:00 A.M. Fridays and Saturdays

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

- I will not use outdoor space for commercial use (including Open Restaurants) OR
 My sidewalk café hours or other outside hours (including Open Restaurants) will be closing by 10:00 P.M. all nights
- I will employ a doorman/security personnel: _____
- I will install soundproofing, _____
- 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, or during unamplified live performances or televised sports. 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, or during unamplified live performances or televised sports.
- I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ DJs 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 restrictions OR I will have happy hour and it will end by _____.
- 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: Jimmy Ly

Phone Number: (917) 468-1181

18. I will: close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors but I may not use the backyard

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

Signed

Sworn to this 19 day of MAY, 2022

CHRISTINE TORREGROSSA
 Notary Public - State of New York
 NO. 01TO6271237
 Qualified in Nassau County
 My Commission Expires Oct 29, 2024

Christine Torregrossa

Dated

Notary Public

5/19/22