



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

Community Board 3 Liquor License Stipulations

I, Debbie Eng, as a qualified representative of Balsamico LLC
located at 351 East 12th Street, New York, NY agree to the following stipulations:

- My license type is: beer & cider wine, beer & cider liquor, wine, beer & cider
- I will operate a full-service restaurant, specifically a (type of restaurant) Lebanese 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 _____
- My hours of operation will be opening no later than 11:30 A.M. of days and closing by 12:00 A.M. Sunday to Wednesday and 2:00 A.M. Thursday to Saturday

(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 7:00 P.M.
- 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: Debbie Eng Phone Number: (917) 816-8858

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.

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

Signed Debbie Eng
Sworn to this 18th day of May 2023

Dated May 18th, 2022
Notary Public
FRANK W. PALILLO
Notary Public, State of New York
No. 24-070-0111
Qualified in Kings County
Commission Expires 9/18/2023