



# 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, Pavida Pratumrat, as a qualified representative of Mayree Teamwork Plus Corporation, located at 58 East 1st Street, 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) Thai  
☐ 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 12:00 P.M. all days and closing by 11:00 P.M. Sunday to Thursday and 11:30 P.M. Friday 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 day (curbside only)
- ☐ 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 end by \_\_\_\_\_.

15. ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowd.

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 neighborhood.

Name: Jetjit Thanasiti Phone Number: (917) 690-5337

18. ☒ I will: close all outdoor dining (curbside only, no sidewalk usage) 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  
secure my curbside seating when it is not being used for dining

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

Signed

Sworn to this 21 day of June 2022

Dated

Notary Public

ANGIE L. CASSAR  
Notary Public, State of New York  
No. 61CA6670233  
Qualified in Queens County  
Commission Expires January 29, 2026