



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 for Administrative Approval

I, Garland Wong, as a qualified representative of Banh Cake LLC  
 located at 42 Market Street, New York, NY agree to the following stipulations:

- I will operate a full-service restaurant, specifically a (type of restaurant) \_\_\_\_\_  
 Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:  
 Mon 7AM-7PM; Tue 7AM-7PM; Wed 7AM-7PM;  
 Thu 7AM-7PM; Fri 7AM-8PM; Sat 8AM-8PM; Sun 8AM-8PM

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

- I may apply for sidewalk and/or roadbed dining as allowed by the temporary Open Restaurants program but will close all outdoor dining by 10:00 p.m. all days and not have any music, speakers or tv monitors. I will not have commercial use of backyard, sideyard, or rooftop. Any approved outdoor space will close no later than 10:00 p.m.
- 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 \_\_\_\_\_ private parties per \_\_\_\_\_.
- I will play ambient recorded background music only. 0 number of TVs.
- 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 apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.
- 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.

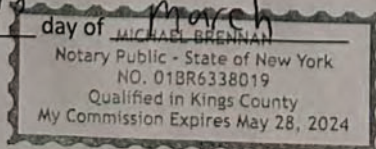
Name: Garland Wong Phone Number: 646-641-5251

16.  I will: \_\_\_\_\_

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

Signed \_\_\_\_\_ Dated 3/21/2024

Sworn to this 23<sup>rd</sup> day of March \_\_\_\_\_ Notary Public





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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

**Community Board 3 Liquor License Application Questionnaire for Administrative Approval**

Today's Date: 3/22/2014

**APPLICANT**

1. Name of applicant and principle(s): BANH CAKE LLC, Lauren Tran, Garland Wong
2. Premise address: 42 MARKET STREET
3. Cross streets: MARKET STREET & MADISON STREET
4. Trade name (DBA): Bánh by Lauren
5. Check which you are applying to:  New liquor license  Alteration of an existing license  Sale of assets
6. If alteration, describe nature of alteration: \_\_\_\_\_
7. Is location currently licensed?  Yes  No
8. Type of license: BEER & WINE
9. Previous or current use of the location: BAKERY CAFE, PREVIOUSLY A PRINT HSOP
10. Corporation and trade name of current location: BANH CAKE LLC D/B/A Bánh by Lauren
11. Type of building and number of floors: MIXED USE - COMMERCIAL & RESIDENTIAL 5 FL
12. 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? RETAIL
13. Do you plan to apply for Public Assembly permit?  Yes  No
14. 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): R7-2
15. How many licensed establishments are within 1 block? 5
16. How many On-Premise (OP) liquor licenses are within 500 feet? 7
17. Is premise within 200 feet of any school or place of worship?  Yes  No

**PROPOSED METHOD OF OPERATION**

18. Describe your method of operation: BAKERY CAFE
19. Will any other business besides food or alcohol service be conducted at premise?  Yes  No
20. If yes, please describe what type: \_\_\_\_\_
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): MON-THUR 7AM-7PM, FRI 7AM-8PM, SAT & SUN 8AM-8PM
22. Total number of table: 2-3 23. Total number of seats: 11
24. How many stand-up bars / bar seats are located on the premise? 1 BAR COUNTER, 7 SEATS  
 (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): BAR COUNTER ALONG WALL/WINDOW
26. Does premise have a full kitchen?  Yes  No
27. What are the hours kitchen will be open? ALL OPERATIONAL HOURS
28. What type of food is available for sale? Baked goods, sandwiches, salads, snacks
29. Will a manager or principal always be on site?  Yes  No If yes, which? Lauren, Garland, or Manager
30. How many employees will there be? 3-4
31. Do you have or plan to install?  French doors  accordion doors  windows
32. Will there be TVs / monitors?  Yes  No If Yes, how many? \_\_\_\_\_
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: \_\_\_\_\_
35. What will be the music volume?  Background (quiet)  Entertainment level
36. Please describe your sound system: TWO SMALL SPEAKERS IN GUEST AREA
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? \_\_\_\_\_
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? \_\_\_\_\_  
Most patrons will arrive by foot or mass transit (trains, bus, ride share app)
40. Will there be security personnel?  Yes  No 40a. If Yes, how many and when? \_\_\_\_\_
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? \_\_\_\_\_  
The bakery cafe will be a quiet and relaxed environment for patrons to enjoy pastries and coffee
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: \_\_\_\_\_ 45a. Community Board \_\_\_\_\_
46. Dates of operation: \_\_\_\_\_
47. Has any principal had work experience similar to the proposed business?  Yes  No If yes, explanation of experience or resume.
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.

ATTENTION RESIDENTS & NEIGHBORS

ATTENTION RESIDENTS & NEIGHBORS  
第 3 社區居民 請注意

Plan to open a (請填明申請開業) and (請填明申請開業)  
plans to open a

Plans to open a (請填明申請開業) and (請填明申請開業)  
Plans to open a

at the following location

(請填明申請開業) and (請填明申請開業)  
at the following location

This establishment is seeking a license to serve

seeking a license to serve (請填明申請開業) and (請填明申請開業)

Contact the Applicant or COMMUNITY BOARD 3  
With any questions or concerns.  
mailto:cb3@cb.nyc.gov www.cb3manhattan.org

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With any questions or concerns.  
mailto:cb3@cb.nyc.gov www.cb3manhattan.org

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SPRING 2024

BÁNH  
by Lauren

VIETNAMESE-  
AMERICAN & FRENCH  
BAKERY CAFE

BANHBYLAUREN.COM



# ATTENTION RESIDENTS & NEIGHBORS

BANH CAFE LLC / BANH BY LAUREN (212) 898-1069  
Company/DBA Name and Contact Number for Questions

plans to open a

BAKERY CAFE SIDEWALK CAFE  
(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Cafe or Backyard Garden

at the following location

92 MARKET STREET  
Building Number and Street Name (Address)

This establishment is seeking a license to serve

BEER & WINE Beer & Wine or Beer

IRELAND WANG (212) 898-1069  
Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 3  
With any questions or concerns.  
mn03@cb.nyc.gov - www.cb3manhattan.org

# ATTENTION RESIDENTS & NEIGHBORS 第3社區居民 請注意

BANH CAFE LLC (212) 898-1069  
公司名字(Company) and/和 聯繫人的資料 (Contact Info)

Plans to open a (以上的店主主要要在第3社區申請生意相關牌照與衛生照)

BAKERY CAFE SIDEWALK CAFE  
(請選擇/please choose) 酒吧 (Bar)/餐館 (Restaurant)  
戶外咖啡 (Sidewalk Cafe) 或 或者  
後院花園咖啡 (Backyard Use)

92 MARKET STREET  
Address/生意地址

seeking a license to serve (以上的店主主要請以下相關牌照照)

BEER & WINE 啤酒和酒牌照 (Beer & Wine) or/或者  
(請選擇/please choose) 啤酒牌照 (Beer) or/或者  
酒和烈酒牌照 (Wine & Liquor)

如有任何疑問或關注，請聯繫申請者或第三社區委員會  
mn03@cb.nyc.gov - www.cb3manhattan.org

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2024年 3月 22日 (星期三) 第11378期  
MARCH 22 2024  
11 East 40th Street, New York, N.Y. 10016  
Tel: 212-685-8282 Fax: 212-686-4343

美向安理會首提加沙停火議案 布林肯：停火協議接近達成  
司法部起訴蘋果非法壟斷市場  
指控 稱訴訟開創“危險先例” 阻礙蘋果推出新產品 損害客

首次  
植入人體

3月22日

