

# 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, Virginia Rector, as a qualified representative of Time Out Market (Manhattan) LLC, located at 124 E. 14th 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) \_\_\_\_\_ restaurant, or  
☒ I will operate a Food Hall  
☒ 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 Sun.-Thurs.: 8AM-10PM; Fri.-Sat.: 8AM-11PM

(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  
☒ 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.
- ☒ I will employ a doorman/security personnel: There will be full-time security from open to close
- ☒ I will install soundproofing, General acoustic installation such as planting, softer furnishes and softening hard services
- ☒ 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, ☒ third-party promoted events, ☒ any event at which a cover fee is charged, ☐ scheduled performances, ☒ more than 1 DJs per week, ☒ more than 12 private parties per year  
Live music at background and entertainment level, preference will be given to local artists and musicians
- ☐ 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 7pm.
- ☒ 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: Virginia Rector Phone Number: 804-615-3288

18. ☒ I will: \_\_\_\_\_

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

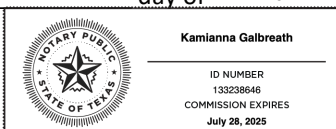
Virginia Lillian Rector

05/27/2025

Signed \_\_\_\_\_  
Sworn to this 27th day of May 2025

Kamianna Galbreath  
Dated  
Kamianna Galbreath

Notary Public



Electronically signed and notarized online using the Proof platform.