



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, Christos Valtzoglou, as a qualified representative of 128 Mac Corp, located at 128 East 7th Street, New York, NY agree to the following stipulations:

1. My license type is: ☐ beer & cider ☐ wine, beer & cider ☒ liquor, wine, beer & cider
 2. My License category is: ☐ New Application ☐ New Application and Temporary Retail Permit ☐ Temporary Retail Permit ☐ Removal ☒ Class Change ☐ Method of Operation ☐ Corporate Change ☐ Renewal ☐ Alteration
 3. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) Greek-Mediterranean 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 _____
 4. My hours of operation will be opening no later than 11:30 AM and closing by 12:00AM Wednesday, Thursday and Sunday, opening no later 5:00PM and closing by 1:00AM Friday and Saturday
- (I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)
5. ☒ I will not use outdoor space for commercial use, including the Dining out NYC or Open Streets Programs OR ☐ I will close all outdoor dining allowed under the Dining Out NYC or Open Streets programs and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors
 5. ☐ I will employ a doorman/security personnel: _____
 6. ☐ I will install soundproofing, _____
 7. ☒ 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.
 8. I will not have ☒ DJs, ☒ live music, ☒ third-party promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☒ Dancing ☐ more than _____ DJs per _____, ☐ more than _____ private parties per _____
 9. ☒ I will play ambient recorded background music only.
 10. ☒ I will not apply for an alteration to the method of operation or for alterations of any nature without first coming before CB 3.
 11. ☒ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
 12. ☒ I will not participate in pub crawls or have party buses come to my establishment.
 13. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
 14. ☒ 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 _____.
 15. ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
 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 neighbors.



Name: Christos Valtzoglou Phone Number: 917-202-6412

18. ☐ I will: _____

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

Signed

Sworn to this 21st day of October, 2025

