



# 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, Ki Tai Yeung, as a qualified representative of 88 East Restaurant Corp,  
located at 88 East Broadway, 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) Dim Sum/Chinese Banquet hall 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 10am-11:30pm All Days

(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 \_\_\_\_\_  
DJs and live music for private events
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: Ki Tai Yeung Phone Number: 917-705-1345

18. ☐ I will: \_\_\_\_\_

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

Signed

Sworn to this 10th day of December, 2025

12/10/2025

Dated

ELLEN LEE  
Notary Public, State of New York  
No. 01LE6109987

Qualified in Queens County  
Commission Expires May 24, 2028