



# 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, Yasmin Kaytmaz, as a qualified representative of Cafe Cleo Holdings, LLC  
located at 1 E 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) 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 Sun.-Weds.: 5PM-12AM; Thurs.-Sat.: 5PM-2AM

(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: Yasmin Kaytmaz Phone Number: 347-861-5169

18.  I will: Yasmin Kaytmaz

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

Signed [Signature]

Dated MARCH 12<sup>th</sup> 2026

Sworn to this 12<sup>TH</sup> day of MARCH, 2026

[Signature]

Notary Public

**JAMES EXANTUS**  
Notary Public - State of New York  
No. 01EX6434260  
Qualified in Kings County  
My Commission Expires 06/06/2026