



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, Rina Loshaj, as a qualified representative of Mannya Hospitality Group, LLC
located at 120 Orchard 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) Modern European 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 Sunday 10AM - 12AM, Monday-Wednesday 11AM-12AM, Thursday-Friday 11AM-2AM, Saturday 10am-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
6. ☒ I will employ a doorman/security personnel: 1-2 on Fri., Sat.
7. ☒ I will install soundproofing, to ensure sound is not audible in neighboring apartments
8. ☒ I will close any front or rear façade doors and windows ☐ I will have a closed fixed façade with no open doors or
at 10:00 P.M. every night or when amplified sound is playing, windows except my entrance door will close by 10:00 P.M.
including but not limited to DJs, live music and live or when amplified sound is playing, including but not limited
nonmusical performances, or during unamplified live to DJs, live music and live nonmusical performances, or
performances or televised sports. during unamplified live performances or televised sports.
9. 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 2 private parties per month
DJ's will be entertainment level and in lower level only, through existing sound system.
10. ☐ I will play ambient recorded background music only.
11. ☒ I will not apply for an alteration to the method of operation or for alterations of any nature without first coming before CB 3.
12. ☐ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
13. ☒ I will not participate in pub crawls or have party buses come to my establishment.
14. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
15. ☐ 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 6pm.
16. ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
17. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
18. ☒ 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: Rina Loshaj

Phone Number: 347-392-8909

18. ☐ I will: _____

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

Signed _____
Sworn to this 22 day of September 2026

Dated _____

Notary Public

SHANAJAH I HARRIS
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01HA0049892
QUALIFIED IN BRONX COUNTY
MY COMMISSION EXPIRES MAY 7, 2030