



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

January 24, 2025

New York State Liquor Authority
80 South Swan Street, Suite 900
Albany, New York 12210-8002

Re: Host 132 LLC
Café Maud, The Rhymers' Club
132 2nd Avenue
New York, NY 10003

Dear New York State Liquor Authority:

Community Board 3, Manhattan has no objection to the alteration for adding municipal space as long as the agreed upon attached stipulations are added to the license.

- 1) it will close all outdoor seating by 10pm,
- 2) All outdoor dining patrons will be seated at tables,
- 3) it will not have music, amplified sound or TVs outdoors as per Outdoor Dining Guidelines, and will remove all outdoor speakers,
- 4) for sidewalk seating, it will comply with DOT guidelines. It will have 34 tables and 68 chairs,
- 5) For roadbed seating, it will comply with DOT guidelines. Will have tables and chairs.
- 6) it will have a staff person responsible for ensuring no loitering, noise or crowds outside,
- 7) it will conspicuously post this stipulation form beside its liquor license within its business, and
- 8) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

Please see the attached supplemental materials and contact the community board office with any questions.

Sincerely,

Andrea Gordillo, Chair
Community Board 3

Clint Smeltzer, Chair

Cc: Michael J. Paleudis, Applicant's Representative



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Community Board 3 Open Dining Stipulations for Administrative Approval

I, Ronan Carter, as a qualified representative of Cafe Maud
located at 132 2nd Avenue, New York, NY agree to the following stipulations:

Application for Sidewalk Café Application for Curbside Dining

1. I will close all outdoor seating by 10 pm.
2. All outdoor dining patrons will be seated at tables.
3. I will not have music, amplified sound, or TVs outdoors as per Open Dining Guidelines, and I will remove all outdoor speakers.
4. For sidewalk seating, I will comply with DOT guidelines. I will have 34 tables and 68 chairs.
5. For roadbed seating, I will comply with DOT guidelines. I will have _____ tables and _____ chairs.
6. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
7. I will conspicuously post this stipulation form beside my liquor license inside of my business.
8. 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: Ronan Carter Phone Number: 9176003096

9. I will: _____

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

[Signature]
Signed

9/23/24
Dated

Sworn to this 23 day of Sept, 2024

[Signature]

Notary Public

