



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, Dexter Mabutas, as a qualified representative of Casa Thirteen, LLC located at 1 Delancey Street, New York, NY agree to the following stipulations:

- 1. My license type is: [ ] beer & cider [ ] wine, beer & cider [x] liquor, wine, beer & cider
2. [x] I will operate a full-service restaurant, specifically a (type of restaurant) French/Spanish 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
3. My hours of operation will be Monday-Thursday: 5pm-2am; Friday: 4pm-2am Saturday-Sunday: 11am-2am; Sidewalk cafe: 12pm-10pm (daily)
4. [ ] I will not use outdoor space for commercial use (including Open Restaurants) OR [x] I will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors.
5. [x] I will employ a doorman/security personnel: 2-3 security guards, 10pm-close, nightly
6. [ ] I will install soundproofing,
7. [x] I will close any front or rear facade 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 facade 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, [x] live music, [x] third-party promoted events, [x] any event at which a cover fee is charged, [x] scheduled performances, [ ] more than \_\_\_ DJs per \_\_\_, [ ] more than \_\_\_ private parties per \_\_\_
DJs will only play Thurs-Sat at background volume level only
9. [x] I will play ambient recorded background music only.
10. [x] I will not apply for an alteration to the method of operation or for any physical 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. [x] I will not participate in pub crawls or have party buses come to my establishment.
13. [x] 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 [x] I will have happy hour and it will end by 7pm
15. [x] I will not have wait lines outside. [x] I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. [x] I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. [x] 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: Dexter Mabutas Phone Number: 310-923-8133

18. [x] I will:

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

Signed [Signature]

Sworn to this 20th day of Nov, 2024

Dated November 20, 2024
SEAN LIN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LI6227062
Qualified in Queens County
Commission Expires August 30, 2026