



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, Heng Cheong Chan, as a qualified representative of BSMNTNYC, Inc., located at 45 Mott 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) International casual cuisine restaurant, or [ ] I will operate a ...
3. My hours of operation will be Sunday-Wednesday: 7AM-2AM; Thursday-Saturday: 7AM-4AM

(I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)

- 4. [x] I will not use outdoor space for commercial use (including Open Restaurants) OR [ ] 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: 3, Thurs-Sat: 8PM-4AM
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.
8. I will not have [x] DJs, [ ] 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 ...
9. [ ] 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: Heng Cheong Chan Phone Number: 646-775-0085

18. [ ] I will:

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

Signed [Signature] Dated 12/17/2024
Sworn to this 17th day of December 2024

Notary Public
FRANK V. PAULLO
Notary Public, State of New York
No. 24-4764182
Qualified in Kings County
Commission Expires April 10, 2027