



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 Steitzer, District Manager

Community Board 3 Liquor License Stipulations

I, Sivan Lahat, as a qualified representative of Be a good neighbor LLC DBA foxface nat
located at 189 Avenue A, New York, NY agree to the following stipulations:

- My license type is: beer & cider wine, beer & cider liquor, wine, beer & cider
- I will operate a full-service restaurant, specifically a (type of restaurant) Unique, ingredient-driven 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 _____
- My hours of operation will be Monday-Sunday 11am - Midnight

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

- 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.
- I will employ a doorman/security personnel: _____
- I will install soundproofing, _____
- 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.
- I will not have DJs, live music, third-party promoted events, any event at which a cover fee is charged, scheduled
performances, more than _____ DJs per _____, more than _____ private parties per _____
- I will play ambient recorded background music only.
- 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.
- I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
- I will not participate in pub crawls or have party buses come to my establishment.
- I will not have unlimited drink specials, including boozy brunches, with food.
- 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 _____.
- I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- I will conspicuously post this stipulation form beside my liquor license inside of my business.
- 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: Sivan Lahat Phone Number: 646 270 1449

18. I will: _____

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

Signed _____ Dated 2/12/2025

Sworn to this 12TH day of February 2025

[Signature]
Notary Public

MICHAEL SETH FARBER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No 02FA0007570
Qualified in Westchester County
Commission Expires May 15, 2027

This remote
notarial act
utilized
video conference
technology.