



THE CITY OF NEW YORK  
 MANHATTAN COMMUNITY BOARD 3  
 59 East 4th Street - New York, NY 10003  
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Gigi Li, Board Chair

Susan Stetzer, District Manager

**Community Board 3 Liquor License Application Questionnaire**

Please bring the following items to the meeting:

**NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.**

- Photographs of the inside and outside of the premise.
- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.
- Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website:  
[http://www.nyc.gov/html/mancb3/html/communitygroups/community\\_group\\_listings.shtml](http://www.nyc.gov/html/mancb3/html/communitygroups/community_group_listings.shtml)
- Photographs of proof of conspicuous posting of meeting with newspaper showing date.
- If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments.

Check which you are applying for:

- new liquor license       alteration of an existing liquor license       corporate change

Check if either of these apply:

- sale of assets       upgrade (change of class) of an existing liquor license

Today's Date: 6/25/14

**If applying for sale of assets, you must bring letter from current owner confirming that you are buying business or have the seller come with you to the meeting.**

Is location currently licensed?  Yes  No      Type of license: RW

If alteration, describe nature of alteration: \_\_\_\_\_

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Xe Lua Restaurant INC  
DBIA Xe Lua

**APPLICANT:**

Premise address: 86 Mulberry St

Cross streets: Bayard + Canal Streets

Name of applicant and all principals: Vietnam Mess Kitchen INC  
KeT Wean Chan

Trade name (DBA): New Xe Lua Restaurant

**PREMISE:**

Type of building and number of floors: 5 story attached building

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages? (includes roof & yard)  Yes  No If Yes, describe and show on diagram: \_\_\_\_\_

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use?  Yes  No What is maximum NUMBER of people permitted? 29

Do you plan to apply for Public Assembly permit?  Yes  No

What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2): C6-1

**PROPOSED METHOD OF OPERATION:**

Will any other business besides food or alcohol service be conducted at premise?  Yes  No

If yes, please describe what type: \_\_\_\_\_

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) 10:30 AM TO 10 PM, 7 days a week

Number of tables? 12 Number of seats at tables? 29

How many stand-up bars/ bar seats are located on the premise? None

(A **stand up bar** is any bar or counter (whether with seating or not) over which a patron can order, pay for and receive an alcoholic beverage)

Describe all bars (length, shape and location): \_\_\_\_\_

Does premise have a full kitchen  Yes  No?

Does it have a food preparation area?  Yes  No (If any, show on diagram)

Is food available for sale?  Yes  No If yes, describe type of food and submit a menu

Asian

What are the hours kitchen will be open? All open hours

Will a manager or principal always be on site?  Yes  No If yes, which? \_\_\_\_\_

How many employees will there be? 12

Do you have or plan to install  French doors  accordion doors or  windows? NO

Will there be TVs/monitors?  Yes  No (If Yes, how many?) \_\_\_\_\_

Will premise have music?  Yes  No

If Yes, what type of music?  Live musician  DJ  Juke box  Tapes/CDs/iPod

If other type, please describe \_\_\_\_\_

What will be the music volume?  Background (quiet)  Entertainment level

Please describe your sound system: I Pod

Will you host any promoted events, scheduled performances or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? \_\_\_\_\_

NO

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. (Please do not answer "we do not anticipate congestion.")

Will there be security personnel?  Yes  No (If Yes, how many and when) \_\_\_\_\_

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans.

Do you  have or  plan to install sound-proofing?

NO

**APPLICANT HISTORY:**

Has this corporation or any principal been licensed previously?  Yes  No

If yes, please indicate name of establishment: (Buying restaurant from her husband)

Address: \_\_\_\_\_ Community Board # \_\_\_\_\_

Dates of operation: \_\_\_\_\_

**If you answered "Yes" to the above question, please provide a letter from the community board indicating history of complaints or other comments.**

Has any principal had work experience similar to the proposed business?  Yes  No If Yes, please attach explanation of experience or resume. Currently works & manages restaurant at this location

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name and describe type of business \_\_\_\_\_

Has any principal had SLA reports or action within the past 3 years?  Yes  No If Yes, attach list of violations and dates of violations and outcomes, if any.

Attach a separate diagram that indicates the location (**name and address**) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate **Bar, Restaurant**, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

**LOCATION:**

How many licensed establishments are within 1 block? 4

How many On-Premise (OP) liquor licenses are within 500 feet? 10

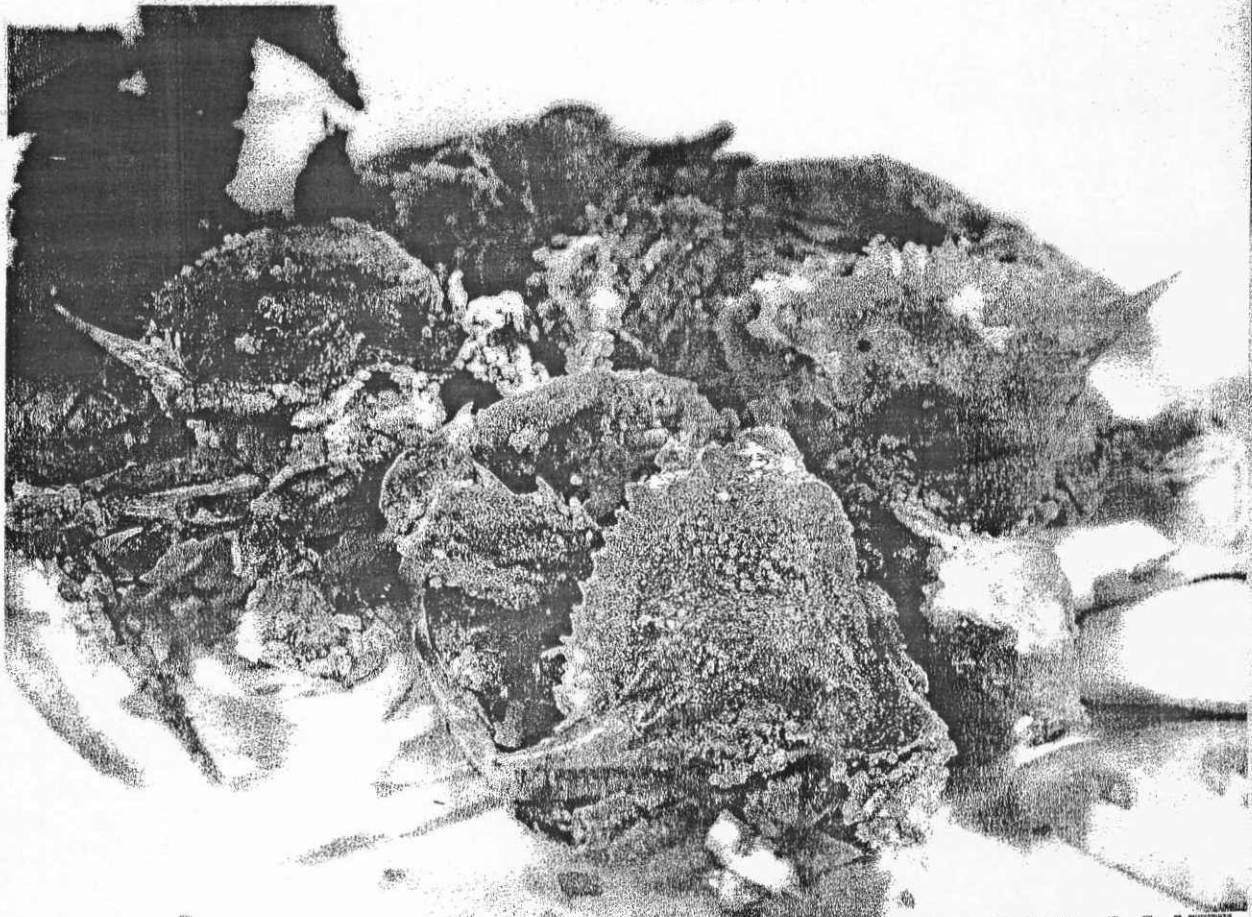
Is premise within 200 feet of any school or place of worship?  Yes  No

**COMMUNITY OUTREACH:**

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary).

***We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.***

1.  I agree to close any doors and windows at 10:00 P.M. every night?
2.  I will not have  DJs,  live music,  promoted events,  any event at which a cover fee is charged,  scheduled performances,  more than \_\_\_ DJs/ promoted events per \_\_\_,  more than \_\_\_ private parties per \_\_\_
3.  I will play ambient recorded background music only.
4.  I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
5.  I will not seek a change in class to a full on-premise liquor license. Or  my business plan is to seek an upgrade at a later date.
6.  I will not participate in pub crawls or have party buses come to my establishment.
7.  I will not have a happy hour. Or  Happy hour will end by \_\_\_\_\_.
8.  I will not have wait lines outside.  There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.
9.  Residents may contact the manager/owner at the following phone number. Any complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.



XE LỬA VIETNAMESE RESTAURANT

火 車 頭  
越 南 餐

[WWW.XELUANEWYORK.COM](http://WWW.XELUANEWYORK.COM)

## KHAI VỊ

1. Xé lửa khai vị
2. Chả giò
3. Chả giò chay
4. Gỏi cuốn
5. Gỏi cuốn Chay
6. Nem nướng cuốn
7. Bì cuốn
8. Bánh cuốn
9. Gỏi sứa tôm thịt
10. Gỏi đu đủ
11. Mực chiên giòn
12. Sò bát bửu
13. Chim cút rôti
- 14.1 Gỏi Rau Muối Xào Bò
- 15.1 Gỏi Bưởi

## KHAI VỊ

16. Bánh hỏi salad với
16. chạo tôm nướng,
17. hoặc tôm nướng,
18. hoặc Bò nướng,
19. hoặc Gà nướng,
20. hoặc Thịt nướng

## CƠM ĐĨA

35. Cơm Sườn Bì Chả
36. Cơm Sườn
- 36.1 Cơm Thịt nướng
37. Cơm Xào Đổ Biển
38. Cơm Tôm Ram
40. Cơm Mực Xào Sả Ớt
41. Cơm Mực Xào Curry
44. Cơm gà Xào Sả Ớt
45. Cơm gà Xào Curry
46. Cơm gà Xào bông cải
48. Cơm gà nướng
49. Cơm Bò nướng
50. Cơm Bò Lức Lắc
51. Cơm Bò Curry
52. Cơm Bò Satee
54. Cơm Bò Xào Bông Cải
55. Cơm Bò Xào Cà Chua
56. Cơm Bò Kho
57. Cơm Ếch Sả Ớt
58. Cơm Xào Chay
59. Cơm Chiên Tôm
61. Cơm Chiên Chay
62. Cơm Chiên Xe Lửa
64. Cơm Chiên Bò Lức Lắc
- 64.1 Cơm Trắng
- 64.2 Cơm Nâu
- 64.3 Cơm Chiên

## APPETIZERS

Combination house special platter, assorted with spring roll, barbecue chicken, shrimp, pork and beef serve with lettuce.	18	本樓拼盤
Spring roll serve with mint and lettuce (4 rolls)	4.5	越南春卷
Vegetarian spring roll serve with lettuce and mint (4 rolls)	4.5	越南齋春卷
Summer roll with shrimp (2 rolls)	4.5	蝦米糯米卷
Vegetarian Summer Roll (2 rolls)	4.5	齋米糯米卷
Summer roll with grill pork (2 rolls)	5	燒豬肉糯米卷
Summer roll with shredded pork (2 rolls)	4.5	豬皮米糯米卷
Steam rice crepe with mince pork and ear mushroom	8	越式拉腸粉
Jelly fish, shrimp and steam bacon salad	12	海蜆蝦沙律
Fresh papayas salad with shrimp	9	木瓜蝦沙律
Crispy squid	11	酥炸魷魚
Clam in house special sauce	12	八寶花蜆
Roasted quail (2 birds)	12	紅燒番鴨
Hollow vegetable beef salad	12	通菜牛沙律
Grape fruit shrimp salad (seasonal)	12	西柚蝦沙律

## MOST POPULAR APPETIZERS

Flat rice pancake and rice paper served with your choice of the following:

Barbecue shrimp on sugarcane,	12	濱海包蔗蝦
Grill shrimp	12	濱海包燒大蝦
Barbecue beef,	12	濱海包燒牛肉
Barbecue chicken,	12	濱海包燒雞肉
Barbecue boneless tender pork	12	濱海包燒豬肉

## RICE DISHES

Barbecue pork chop, special steam egg cake and shredded pork serve with broken rice	8	三寶飯
Barbecue pork chop serve with broken rice	7	燒豬扒飯
Barbecue Boneless Pork serve with broken rice	7	燒豬肉飯
Mix seafood stir fry with mix vegetable serve on rice	7	海鮮燴飯
Shrimp stir fry with green pepper and onion serve on rice	7.5	鮮蝦青椒飯
Squid stir fry with chilly lemongrass serve on rice	7	香茅辣椒魷魚飯
Squid cook with curry sauce serve on rice	7	咖喱鮮魷飯
Chicken stir fry with chilly lemongrass sauce serve on rice	7	香茅辣椒雞飯
Chicken cook with curry sauce serve on rice	7	咖喱雞飯
Chicken stir fry with American broccoli serve on rice	7	西芥蘭雞飯
Barbecue chicken serve on rice	7	燒雞飯
Barbecue beef serve on rice	7	燒牛肉飯
Beef cube stir fry with butter and soy sauce serve on rice	7.5	牛扒丁飯
Beef stir fry with curry sauce serve on rice	7	咖喱牛飯
Beef stir fry with sauté sauce serve on rice	7	沙爹牛飯
Beef stir fry with American broccolis serve on rice	7	西芥蘭牛飯
Beef stir fry with tomato serve on rice	7	蕃茄牛飯
Beef stew with tomato serve with rice	7.5	茄汁燉牛腩飯
Frog leg stir fry with chilly lemongrass sauce serve on rice	7.5	香茅辣椒田雞飯
Mix vegetable delight serve on rice	7	素菜飯
Shrimp fried rice	7.5	蝦炒飯
Mix vegetables fried rice	7	素菜炒飯
Xe Lua House special fried rice	8	火車頭炒飯
Beef cube stir fry with butter soy sauce serve with fried rice	8.5	牛扒丁炒飯
Bowl of jasmine white rice	1.5	白飯
Bowl of organic brown rice	2	糙米飯
Plain fried rice	3	小炒飯

## 飯類

**PHỞ**

- 21. Phở Xe Lửa
- 22. Phở Tái Nạm Gân Sách
- 23. Phở Chín Nạm Gân Sách
- 24. Phở Tái
- 25. Phở Chín Nạm
- 26. Phở Bò Viên
- 27. Phở Cá Viên
- 28. Phở Đổ Biển
- 29. Phở Tôm Tươi
- 31. Phở gà
- 32. Phở gà nướng
- 33. Phở sườn nướng
- 34. Phở Chay Thập Cẩm

**RICE NOODLE SOUP**

- House special rice noodle soup..... 7
- Rice noodle soup with beef eye round (medium rare), ..... 6.5
- Brisket, Tendon & tripe.
- Rice noodle soup with beef eye round (well done), ..... 6.5
- Brisket, Tendon & tripe.
- Rice noodle soup with beef eye round (medium rare) ..... 6
- Rice noodle soup with beef eye round (well done) ..... 6
- Rice noodle soup with beef ball..... 6
- Rice noodle soup with fish ball..... 6
- Rice noodle soup with mix seafood..... 7
- Rice noodle soup with shrimp and vegetable..... 7
- Rice noodle soup with chicken ..... 6
- Rice noodle soup with barbecue chicken on the side..... 7.5
- Rice noodle soup with barbecue pork chop on the side.... 7.5
- Rice noodle soup with mix vegetables..... 6

**粉麵**

- 火車頭
- 生牛肉、筋、
- 腩、百葉粉
- 熟牛肉筋腩
- 百葉粉
- 生牛肉粉
- 熟牛肉粉
- 牛丸粉
- 魚旦粉
- 海鮮粉
- 鮮蝦粉
- 雞絲湯粉
- 燒雞湯粉
- 燒豬扒湯粉
- 素菜粉

**BÚN**

- 65. Bún Xe Lửa
- 66. Bún Chả Giò (Chay)
- 67. Bún Thịt Heo Nướng
- 68. Bún Bò Nướng
- 69. Bún Gà Nướng
- 70. Bún Tôm Nướng
- 71. Bún Xào Chay
- 72. Bún Xào Bò
- 73. Bún Bò Huế
- 75. Bún Bò kho
- 76. Bún Gà curry
- 76.1 Bún

**RICE VERMICELLI NOODLE (in the bowl)**

- Barbercue pork, shrimp, spring roll with shredded lettuce 8
- serve with rice vermicelli
- Spring roll or vegetarian spring roll serve with rice vermicelli ..... 7
- Barbercue pork and shredded lettuce serve with rice vermicelli... 7
- Barbercue beef and shredded lettuce serve with rice vermicelli ... 7
- Barbercue chicken and shredded lettuce serve with rice vermicelli 7
- Barbercue shrimp and shredded lettuce serve with rice vermicelli 8
- Stir fry mix vegetable serve with rice vermicelli ..... 7
- Beef stir fry with mix vegetable serve with rice vermicelli . 7
- Beef stew with pork feet in spicy soup serve with rice vermicelli.. 8
- Beef stew with tomato serve with rice vermicelli ..... 8
- Chicken curry serve with rice vermicelli..... 7
- Plate of rice vermicelli ..... 1.5

**米檬類**

- 火車頭米檬
- 春卷米檬
- 燒豬肉米檬
- 燒牛肉米檬
- 燒雞米檬
- 燒蝦米檬
- 炒素菜米檬
- 炒牛肉米檬
- 豬手牛腩米檬
- 炆牛腩米檬
- 咖喱雞米檬
- 米 檬

**MÌ**

- 77. (Mì/hủ Tiếu) Xào Dòn
- Đổ Biển,
- 78. Tôm,
- 79. Bò,
- 80. Gà,
- 81. Rau Cải,
- 82. Mì Bò Kho
- 83. Mì Bò Satee
- 84. Mì Gà Curry
- 85. Mì Đổ Biển
- 86. Mì Tôm Tươi

**EGG NOODLE**

- Pan fry egg noodle topping with the following:
- seafood and mix vegetables, ..... 12
- Shrimp and mix vegetables, ..... 12
- Beef and mix vegetables,..... 12
- Chicken and mix vegetables, ..... 12
- Or only mix vegetables ..... 12
- Beef stew with tomato sauce serve with egg noodle ..... 7.5
- Beef with sauté soup serve with egg noodle ..... 7
- Chicken curry soup serve with egg noodle ..... 7
- Mix seafood with egg noodle soup..... 7
- Shrimp with egg noodle soup..... 7

**麵類**

- 海鮮兩麵黃
- 鮮蝦兩麵黃
- 牛肉兩麵黃
- 雞肉兩麵黃
- 蔬菜兩麵黃
- 茄汁牛腩麵
- 沙爹牛肉麵
- 咖喱雞麵
- 海鮮麵

**CANH**

- 88. Canh Chua Đổ Biển
- 89. Canh Chua Tôm
- 90. Canh Chua Cá salmon
- 91. Canh Chua Gà
- 92. Canh Chua Chay
- 93. Canh Cải Đậu Hủ
- 94. Canh Cải Đổ Biển

**SOUP**

- Seafood hot & sour Tom Yam soup..... 6 10 13
- Shrimp hot & sour Tom Yam soup ..... 6 10 13
- Salmon fish hot & sour Tom Yam soup ..... 6 10 13
- Chicken hot & sour Tom Yam soup..... 6 10 13
- Vegetables hot & sour Tom Yam soup ..... 6 10 13
- Tofu with mix vegetables soup ..... 6 10 13
- Seafood with mix vegetables soup ..... 6 10 13

**P S L 湯類**

- 海鮮酸辣湯
- 蝦酸辣湯
- 魚酸辣湯
- 雞酸辣湯
- 蔬菜酸辣湯
- 蔬菜豆腐湯
- 蔬菜海鮮湯

## ĐỒ BIỂN

- 102. Cá hương nướng
- 103. Cá chiên chanh
- 104. Cá chiên sốt cà
- 105. Cá salmon nướng
- 106. Tôm hùm xào mì
- 107. Tôm hùm ram muối
- 108. Cua lột chiên bơ
- 109. Tôm Ram Muối
- 110. Tôm ram mặn
- 111. Tôm Xào Đông Cô
- 112. Tôm Xào Măng Tây
- 113. Mực Chiên Dòn
- 114. Mực Xào Sả Ớt
- 115. Mực Xào Cải Chua Curry
- 116. Mực Xào chua ngọt
- 116.1 Vancouver Crab
- 116.2 Vancouver Crab Salt & Pepper

## UNDER THE SEA

- Red snapper marinade with house special sauce wrap it in foil grilled with perfection ..... 27
- Crispy red snapper serve with spicy-lime sauce ..... 27
- Crispy red snapper serve with sweet and sour sauce ..... 27
- Grill fillet salmon steak ..... 20
- Lobster serve on stir fry noodle ..... 29
- Lobster with little sea salt and pepper ..... 27
- Soft shell crabs with sweet chilly sauce ..... 16
- Salt and pepper shrimp ..... 13
- Shrimp stir fry with lemongrass, green pepper and onion ..... 13
- Shrimp stir fry with Chinese black mushroom ..... 13
- Shrimp stir fry with asparagus ..... 12
- Crispy squid with little salt and pepper ..... 11
- Squid stir fry with chilly lemongrass sauce ..... 11
- Squid stir fry with pickle vegetable ..... 11
- Squid stir fry with sweet and sour sauce ..... 11
- Steamed with beer ..... 36
- Salt & pepper vancouver crab ..... 36

## 海鮮類

- 錫紙包燒紅鯛魚
- 酥炸紅鯛魚
- 酥炸甜酸紅鯛魚
- 錫紙包燒三文魚
- 龍蝦跟炒麵
- 越式椒鹽龍蝦
- 酥炸軟殼蟹
- 青椒明蝦
- 椒鹽炒明蝦
- 冬菇蝦
- 蝦炒西筍
- 酥炸魷魚
- 香茅辣椒魷魚
- 酸菜炒魷魚
- 甜酸炒魷魚
- 啤酒蒸大蟹
- 椒鹽大蟹

## ẾCH

- 117. Ếch Chiên Bơ
- 118. Ếch Xào Sả Ớt
- 119. Ếch Xào Lăn

## FROG STYLE

- Crispy frog legs deep fried with butter sauce ..... 13
- Frog legs stir fry with chilly lemongrass sauce ..... 13
- Frog legs stir fry with vegetables and curry sauce ..... 13

## 田雞類

- 酥炸田雞批
- 香茅辣椒田雞
- 素菜咖喱田雞

## BÒ

- 121. Bò Lăn Salad Son
- 122. Bò Bít Tét Salad
- 123. Bò Lúc Lắc
- 125. Bò Xào Curry Sả
- 126. Bò Xào Cà Chua
- 127. Bò Xào Cải Rổ
- 128. Bò Xào Đậu Hòa Lan

## WHERE IS THE BEEF

- Beef stir fry serve on watercress salad ..... 13
- Beef steak with salad ..... 15
- Beef cube stir fry with butter soy sauce serve with iceberg salad ..... 13
- Beef stir fry with chilly curry sauce ..... 11
- Beef stir fry with fresh tomato sauce ..... 11
- Beef stir fry with Chinese broccolis ..... 11
- Beef stir fry with snow peas ..... 11

## 牛肉類

- 西洋菜炒牛
- 牛扒生菜
- 香炒牛扒丁
- 沙爹炒牛
- 蕃茄炒牛
- 西芥蘭炒牛
- 雪豆炒牛



## GÀ

- 129. Gà Nướng Sả
- 130. Gà Xào Sả Ớt
- 131. Gà Xào Curry
- 132. Gà Xào Đông Cô
- 134. Gà Xào Đông Cải
- 135. Gà Xào Cải Thập Cẩm
- 135.1 Caramel Chicken

## CHICKEN LITTLE

- Barbecue chicken marinade with lemongrass and honey .. 10
- Chicken stir fry with chilly lemongrass sauce ..... 10
- Chicken stir fry with spicy yellow curry sauce ..... 10
- Chicken stir fry with Chinese black mushroom ..... 11
- Chicken stir fry with American broccolis ..... 10
- Chicken stir fry with mix Chinese vegetables ..... 10
- Caramel Chicken ..... 12

## 雞肉類

- 香 燒 雞 片
- 香 茅 辣 椒 雞
- 咖 喱 雞
- 冬 菇 雞
- 西 芥 蘭 雞
- 素 菜 雞
- 糖 膠 雞

## HEO

- 136. Sườn Heo Nướng
- 137. Heo Xào Đông Cô
- 139. Heo Xào Cải Rổ

## PORKY

- Famous thin slice pork chop on the grill ..... 10  
(something you don't want to miss)
- Pork stir fry with Chinese black mushrooms ..... 11
- Pork stir fry with Chinese broccolis ..... 10

## 豬肉類

- 香 燒 豬 扒
- 冬 菇 炒 豬 肉
- 唐 芥 蘭 炒 豬 肉

## RAU CẢI

- 141. Thập Cẩm Xào Chay
- 142. Đông Cô Xào Cải
- 143. Fresh Nấm Rơm Xào Cải
- 145. Đậu Hủ Xào Sả Ớt
- 146. Đậu Hủ Xào Măng Tây
- 147. Măng Tây Xào Tỏi
- 148. Rau Muống Xào Tỏi
- 149. Cải Rổ Xào Tỏi
- 150. Salad Son Xào Tỏi

## NO MEAT ALLOW (VEGETABLES)

- Mix vegetables stir fry with tofu, any type of sauce at your 9  
wish (Curry, Chilly lemongrass, oyster sauce or garlic sauce.)
- Chinese black mushroom stir fry with mix vegetables ..... 10
- Fresh mushrooms stir fry with mix vegetables ..... 9
- Tofu stir fry with chilly lemongrass sauce ..... 9
- Tofu stir fry with asparagus ..... 9
- Asparagus stir fry with garlic sauce ..... 9
- Hollow vegetable stir fry with garlic sauce ..... 10
- Chinese broccoli stir fry with garlic sauce ..... 9
- Watercress stir fry with garlic sauce ..... 9

## 蔬菜類

- 羅 漢 齋
- 冬 菇 炒 蔬 菜
- 鮮 菇 炒 蔬 菜
- 香 茅 辣 椒 豆 腐
- 西 筍 炒 豆 腐
- 蒜 蓉 西 筍
- 蒜 蓉 通 菜
- 蒜 蓉 唐 芥 蘭
- 蒜 蓉 西 洋 菜

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS  
**CERTIFICATE OF OCCUPANCY**

ALT# 925/86

AMENDED

BOROUGH **MANHATTAN**

DATE: **MAR 03 1988**

NO. **91778**

This certificate ~~supersedes~~ <sup>amends</sup> C.O. No. **75027**

ZONING DISTRICT **C 6-1**

THIS CERTIFIES that the ~~XXX~~-altered ~~XXXXXX~~-building-premises located at  
**36 Mulberry Street E/S 125' 11" South of Canal** Block **200** Lot **10**

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE  
 LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

Street

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar							Boiler room
1st Floor	75	29					Stores, storage and bakery
2nd-5th Floors	40						Two (2) apartments on each floor
OLD LAW TENEMENT MULTIPLE DWELLING OLD CODE							

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED  
 IN THE BUILDING IN ACCORDANCE WITH THE RULES  
 OF THE DEPARTMENT PROMULGATED MARCH 1988

OPEN SPACE USES \_\_\_\_\_

(SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

M.G.

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
 A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND  
 SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*George C. ...*

BOROUGH SUPERINTENDENT

*[Signature]*

COMMISSIONER

ORIGINAL     OFFICE COPY-DEPARTMENT OF BUILDINGS     COPY

#20



THE CITY OF NEW YORK  
 MANHATTAN COMMUNITY BOARD 3  
 59 East 4th Street - New York, NY 10003  
 Phone (212) 533-5300 - Fax (212) 533-3659  
 www.cb3manhattan.org - info@cb3manhattan.org

Gigi Li, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations

I, KET Wean Chau, as a qualified representative of Vietnam Mess Kitchen Inc.  
 located at 86 Mulberry Street, New York, NY agree to the following stipulations:

1.  My hours of operation will be 10:30 AM TO 10 PM All days

(I understand this to mean that all patrons will be cleared from the establishment at the specified hour).

2.  I Will not use outdoor space for commercial use.

3.  I will operate my sidewalk café no later than \_\_\_\_\_

4.  I will operate a full-service restaurant, specifically a (type of restaurant) Chinese / ASIAN  
 with a kitchen open and serving food to within \_\_\_\_\_ hour(s) of closing every night  during all hours of operation.

5.  I will employ a doorman/security personnel on the following days: \_\_\_\_\_

6.  I will install soundproofing, \_\_\_\_\_

7.  I will close all doors and windows by 10 every night.  I will not have French doors or windows.

8.  I will not have  DJs,  live music,  promoted events,  any event at which a cover fee is charged,  
 scheduled performances,  more than \_\_\_\_\_ DJs/ promoted events per \_\_\_\_\_,  more than \_\_\_\_\_ private parties per \_\_\_\_\_

9.  I will play ambient recorded background music only.

10.  I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.

11.  I will not seek a change in class to a full on-premise liquor license.

12.  I will not participate in pub crawls or have party buses come to my establishment.

13.  I will not have a happy hour.  Happy hour will end by \_\_\_\_\_.

14.  I will not have wait lines outside.  There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.

15.  Residents may contact the manager/owner at the following phone number. Any complaints will be addressed immediately and will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

**DENNIS RECI**  
 Notary Public  
 State of New Jersey  
 My Commission Expires Nov 14, 2016

Name: KET WEAN CHAU Phone Number: 917 407 7574

16.  I will: MANAGE VIETNAM-MESS KITCHEN RESTAURANT  
87 86 MULBERRY ST. FROM 10:00 AM TO 9:30 PM

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

Signed [Signature] Dated 8/23/13

Sworn to this 23 day of August 2013 [Signature]  
 Notary Public

VIETNAM MESS KITCHEN-INC  
36 Mulberry St NY NY 10013

#  
1275492

- GAS RANGE →
- GAS RANGE →
- GAS RANGE →
- GRILL →
- FRY →
- 3 WOK →
- RANGES & OVEN →
- SOUP POT →
- STOVE →

BATHROOM # 2    BATHROOM # 1

WALKIN COOLER

SINK

KITCHEN

DISH WASH ER  
REFRIG  
PRE-TABLE

BASEMENT

COUNTER

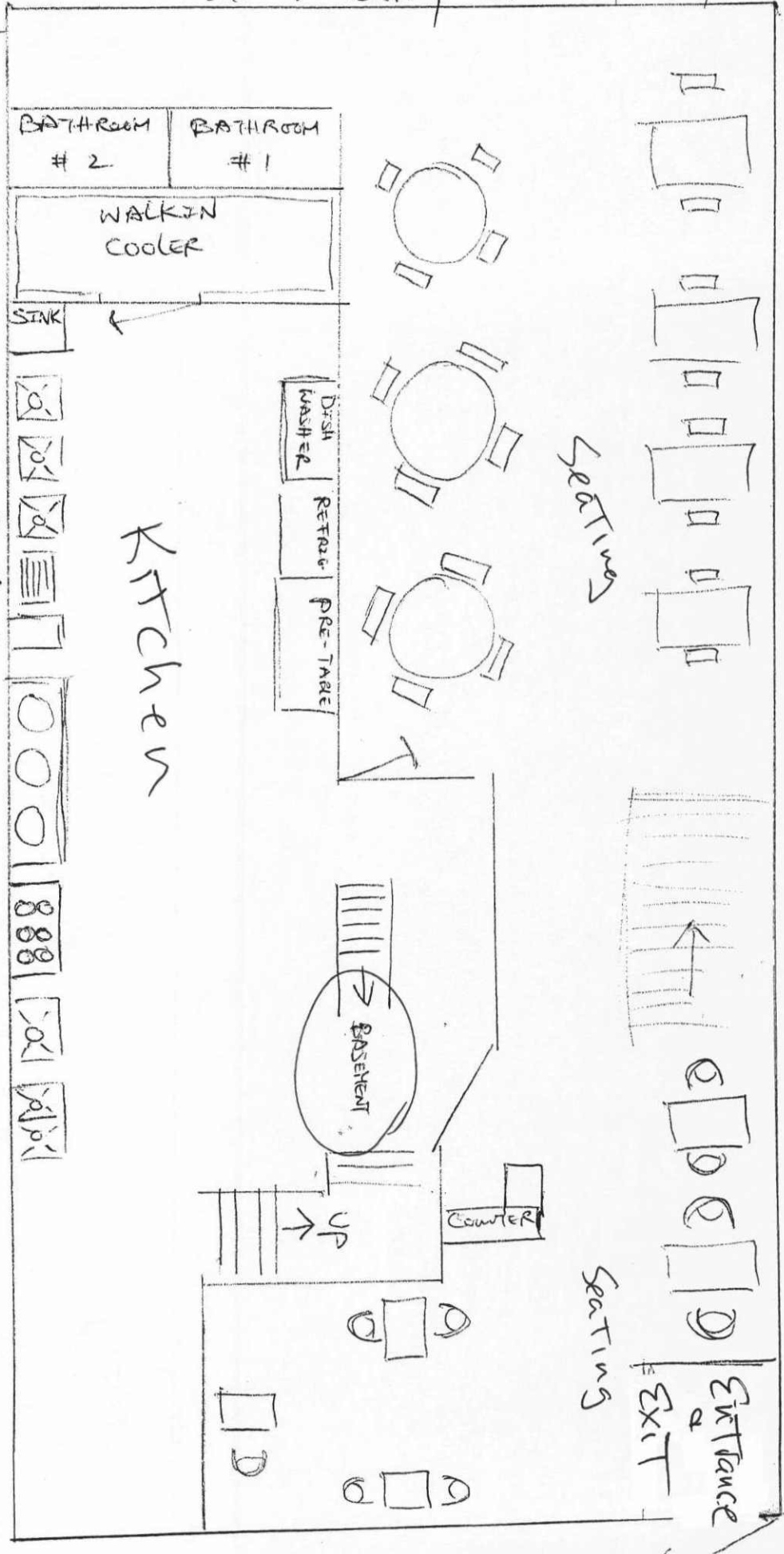
UP

Seating

Seating

EXIT  
Entrance

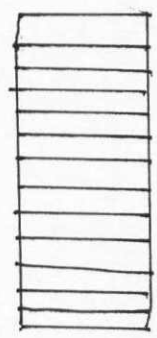
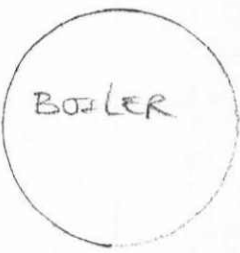
1st Floor



DOWN



BASEMENT



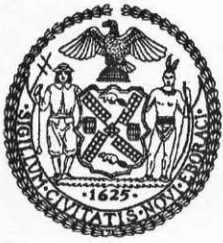
TO FIRST FLOOR

SHEDULE + STORAGE



Vietnam Mess Kitchen Inc  
86 Mulberry St  
NY NY 10013

Basement



# THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003  
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www.cb3manhattan.org - info@cb3manhattan.org

Gigi Li, Board Chair

Susan Stetzer, District Manager

September 19, 2013

Ms. Kerri J. O'Brien  
Deputy Commissioner  
New York State Liquor Authority  
80 South Swan Street, Suite 900  
Albany, New York 12210-8002

Re: Vietnam Mess Kitchen Inc.  
d/b/a To Be Determined  
86 Mulberry Street, New York, NY 10013

Dear Ms. O'Brien:

At its September 2013 monthly meeting, Community Board 3 passed the following motion:

Understanding that this is a sale of assets of a preexisting restaurant with a beer wine license, Community Board 3 moves to deny the application for a beer wine license for Vietnam Mess Kitchen Inc., for the premise located at 86 Mulberry Street, between Canal Street and Bayard Street, unless the applicant agrees before the SLA to make as conditions of its license the following signed notarized stipulation that

- 1) it will operate as a full-service Asian restaurant, with a kitchen open and serving food during all hours of operation,
- 2) its hours of operation will be 10:30 A.M. to 10:00 P.M. all days,
- 3) it will play ambient background music only, consisting of recorded music, and not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 4) it will not commercially use any outdoor areas,
- 5) it will close any façade doors and windows at 10:00 P.M. every night,
- 6) it will not apply for any alteration in its method of operation without first appearing before Community Board 3,
- 7) it will not have "happy hours,"
- 8) it will not host pub crawls or party buses,
- 9) it will designate an employee one of whose responsibilities will be to monitor sidewalk crowds and noise in front of its business, and
- 10) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

If you have any questions, please contact the office.

Sincerely,