



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, Deng, Jun Jiang, as a qualified representative of Sun Shine Seafood Restaurant Inc, located at 27 Division Street, New York, NY agree to the following stipulations:

- I will operate a full-service restaurant, specifically a (type of restaurant) \_\_\_\_\_  
 Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be 9 :00 a.m./p.m. to 12:00 a.m. all days

(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.
- I will operate my sidewalk café no later than \_\_\_\_\_
- I will employ a doorman/security personnel on the following days: \_\_\_\_\_
- 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.  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.
- 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 \_\_\_\_\_
- I will play ambient recorded background music only.
- I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
- I will not seek a change in class to a full on-premise 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 with food.
- I will not have a happy hour.  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: Jun Jiang Deng Phone Number: (917)2518910

18.  I will: \_\_\_\_\_

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

Jun Jiang Deng Signed \_\_\_\_\_ Dated 1/26/2016  
 Sworn to this 26<sup>th</sup> day of January 2016 Margaret Ng Notary Public

MARGARET NG  
 NOTARY PUBLIC #01NG6245888



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Gigi Li, Board Chair

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## 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: 01/10/2016

**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: \_\_\_\_\_

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

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Sun Shine Seafood Restaurant Inc.

### APPLICANT:

Premise address: 27-29 Division Street, New York, NY 10002

Cross streets: Bowery & Market Street

Name of applicant and all principals: Bo Ming Zhu

Trade name (DBA): Sun Shine Seafood Restaurant

**PREMISE:**

Type of building and number of floors: Mixed Residential and Commercial Buildings

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? 175

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): C6-1G

**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) Sun-Thurs: 11:00am-11:00pm Fri-Sat: 11:00am-12:00am

Number of tables? 19 Total number of seats? 128

How many stand-up bars/ bar seats are located on the premise? N/A

(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): N/A

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 Chinese food

What are the hours kitchen will be open? Sun-Thurs: 11:00am-11:00pm Fri-Sat: 11:00am-12:00am

Will a manager or principal always be on site?  Yes  No If yes, which? Bo Ming Zhu

How many employees will there be? 3-5

Do you have or plan to install  French doors  accordion doors or  windows?

Will there be TVs/monitors?  Yes  No (If Yes, how many?) 2

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: \_\_\_\_\_

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? \_\_\_\_\_

N/A

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 sound proofing installed?  Yes  No

If not, do you plan to install sound-proofing?  Yes  No

**APPLICANT HISTORY:**

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

If yes, please indicate name of establishment: \_\_\_\_\_

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. 05/01/2009-Present Sun Shine 27 Inc.

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? 1

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.



THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS  
**CERTIFICATE OF OCCUPANCY**

AMENDED

BOROUGH

MANHATTAN

DATE **FEB 14 1983** NO. **2313**

This certificate ~~amends~~ C.O. No.

ZONING DISTRICT

THIS CERTIFICATE ~~is issued~~ at the new ~~address~~ **751-2** existing building premises located at

C 6-1

~~27/29 Division Street~~ ~~XXX~~ ~~XXXX~~ Block **281** Lot **50 51**  
 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

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	O.G.	45	-	-	4	E	Boiler room, storage, recreation room
1st	100	175	-	-	6	F-4	Stores (Eating and Drinking Establishment)
2nd	100	150	-	-	4	E	Club Room
3rd	100	100	-	-	9	G	School
TOTAL:		Commercial					

This is an amended Certificate of Occupancy  
 for first floor only.

Old-Code

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

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

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

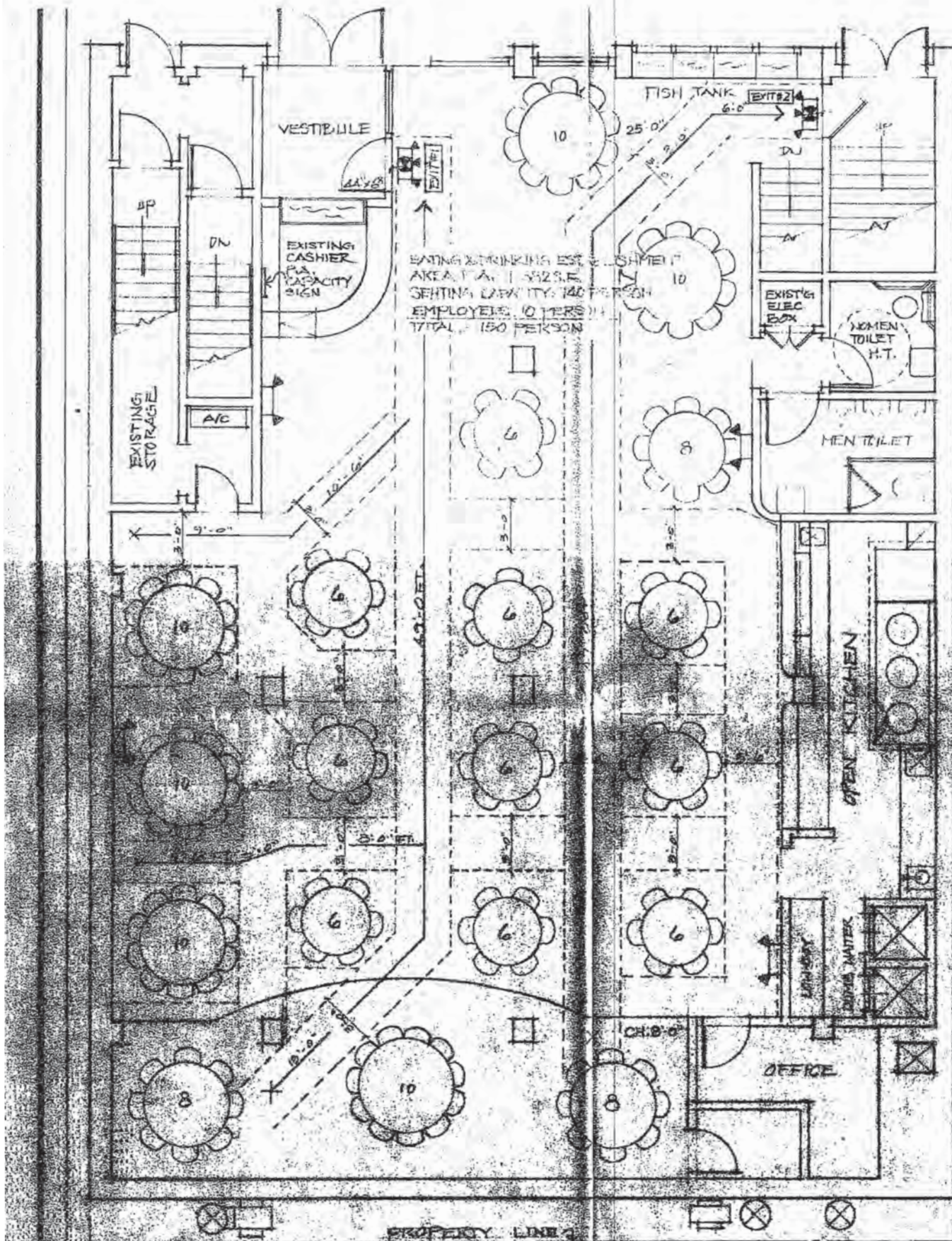
THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND  
 NOTATIONS NOTED ON THE REVERSE SIDE.

*Ben Ch...*  
 BOROUGH SUPERINTENDENT

*James S. Minkin*  
 COMMISSIONER

ORIGINAL     OFFICE COPY - DEPARTMENT OF BUILDINGS     COPY





EATING DRINKING EST. SHIPET  
 AREA PLAN 1 SIZE  
 SEATING CAPACITY: 140 PERSON  
 EMPLOYEES: 10 PERSON  
 TOTAL: 150 PERSON

FIRST FLOOR PLAN

PROPERTY LINE





夜茶晚上6時至凌晨12時  
Night Time Dim Sum: 6:00 pm - 10:30 PM

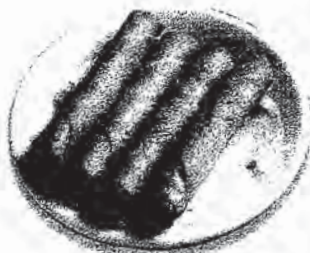
每碟 \$4.95  
Each Plate \$4.95



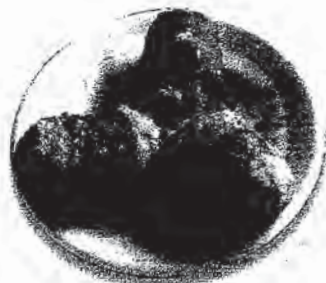
炸蝦丸  
Fried Shrimp Ball



脆皮春卷  
Crispy Spring Roll



脆皮蝦卷  
Crispy Shrimp Spring Roll



煙肉卷  
Crispy Bacon Shrimp Roll



蒸韭菜餃  
Steamed Clives Dumpling



燒賣  
Pork Siu Mai



素菜餃  
Steamed Vegetables Dumpling



蝦餃  
Shrimp Dumpling







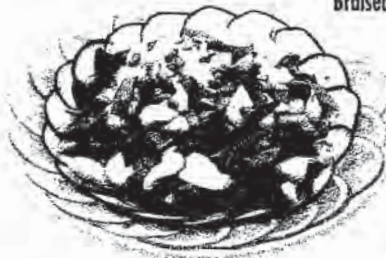
金磚襪螺片  
Golden Crispy Bean Curd w.  
Sautéed Sea Conch... 28.8



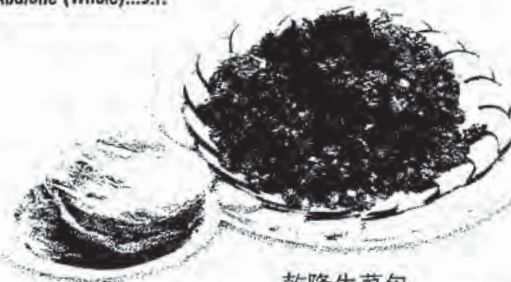
撻手小炒皇  
Sautéed Crispy Shredded Squid,  
Baby Sliver Fish & Roots... 14.95



炆原隻青邊鮑 (每隻)  
Braised Fresh Abalone (Whole)... S.P.



魚米之鄉  
Diced Grouper Cube with Mixed Vegetables... 13.95



乾隆生菜包  
Minced Pork with Fresh Sliced Lettuce... 13.95



合桃沙汁蝦球  
Jumbo Shrimp with Walnut... 16.95



銀魚巢三寶:  
油泡螺片 / 甜豆蝦球 / 椒鹽鮮魷  
Supreme Seafood in Nest... 32.95



發財海皇盆  
House Special Dry Seafood with Black Moss... 22.95

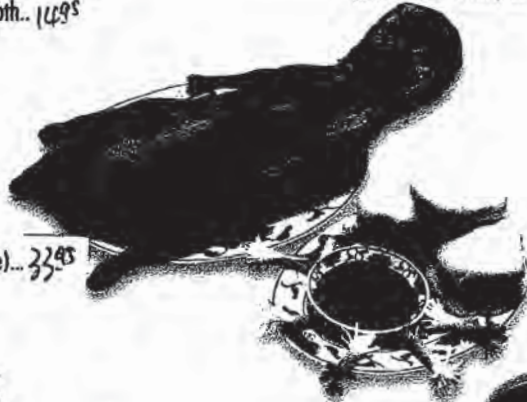




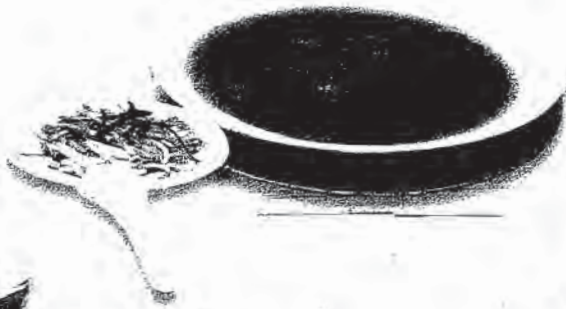
辣味花蜆煲  
Spicy Clams w. Green Pepper  
& Onion Broth.. 14.95



各式炒石礮: 豉汁炒 / 椒鹽 / 上湯灼  
Snails with any Styles .. 12.95  
(Black Bean Sauce, Salted with Pepper, in Soup)



北京片皮鴨兩食  
Roasted Peking Duck (Two course)... 33.95



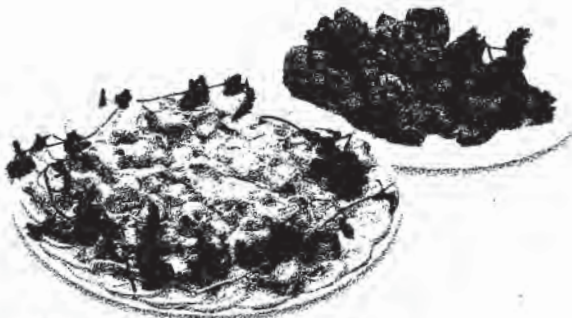
花旗參燉竹絲雞 (每位)  
Braised Black Chicken with  
Ginseng Soup (One Serving)...6.95



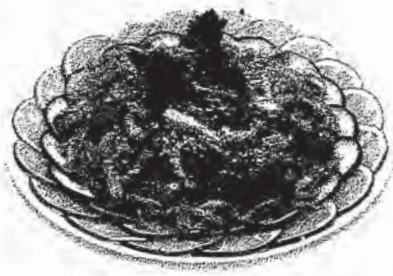
淮山杞子燉水魚 (每位)  
Braised Turtle with  
Herb Soup (One Serving)...6.95



# 頭檯 Appetizer



象撥蚌兩食 (例牌) (生食 / 椒鹽)  
Geoduck Clam in 2 Different Ways...S.P.  
(Sashimi / Salt Baked)



爽脆海蜇 (冷盤)  
Crispy Jelly Fish (Cold Dish)... /2.95



都昇大拼盤  
Sun Shine Combination  
(Cold Meat)... 32.95



潮式凍大蟹  
Cold Crabs in  
Chiu Chow Style...S.P.



海蜇螺片鮮掌 (冷食)  
Jelly Fish, Sliced Conch with  
Duck Feet (Cold Dish)... /8.95



特式五拼盤  
Chef's Five Special Combination...35.95



本樓燒帶子  
House Special Baked Scallops (4)...6.00



風味麻香骨  
Crispy Spare Ribs...9.95

## 頭 檔 Appetizer

潮式炸豆腐	
Fried Bean Curd .....	6.95
各式炒石礮	
Sauteed Snails .....	12.95
各式炒花蜆	
Sauteed Clams .....	14.95
五香牛展片	
Sliced OX-Knucke in Fine Soy .....	6.95
滷水墨魚片	
Japanese Soy & Sesame Cuttlefish .....	6.95
脆皮炸大腸	
Crispy Fried Intestine .....	8.95
避風塘鴨舌	
Bay Style Duck's Tongue .....	12.95

## 湯 類 Soup

天天老火湯 (每天不同)	
House Special Daily Soup Pertureem .....	8.95
港式酸辣湯	
Hot & Sour Soup (Hong Kong Style)	
..... (per person) 3.25 (standard) 8.95	
海鮮豆腐羹	
Seafood Bean Curd Soup .....	9.95
紫菜豆腐海寶羹	
Sliced Pork with Seaweed in Bean Curd Soup ..	9.95
八寶冬瓜粒湯	
Eight Treasures with Winter Melon Soup .....	10.95
蟹肉魚肚羹	
Crab Meat with Fish Maw Soup .....	12.95
韭王瑤柱羹	
Minced Scallop with Yellow Chives .....	12.95

1.00

游水魚兩食	
Fresh Seafood (two course) .....	S.P.
1. Bean Curd with Mustard Green Soup 芥菜豆腐頭骨湯	
2. Fried Fish Ball or Steamed 炸魚球或蒸	

## 健康素食 Vegetarian

金菇豆腐羹	
Needle Mushroom with Bean Curd Soup .....	8.95
竹筍鼎湖上素	
Needle Mushroom & Bamboo Pith	
with Mixed Vegetables .....	16.95
南乳付皮粉絲上素	
Vermicelli Bean Curd Skin with	
Mixed Vegetables .....	12.95
上湯金菇勝瓜竹筍	
Needle Mushroom & Bamboo Pith	
with Chinese Melon .....	10.95
碧綠麒麟豆腐	
Steamed Bean Curd with Black Mushroom ....	10.95
魚香茄子素雞煲	
Vegetarian Chicken & Eggplant	
with Garlic Sauce Casserole .....	10.95
生煎上素付皮卷	
Pan Fried Vegetable Bean Curd Skin Roll .....	10.95
合桃炒素丁	
Sauteed Vegetables with Walnut .....	10.95
鮮百合雲耳炒甜豆	
Sauteed Fresh Lily with Sweet Bean .....	10.95



太極素菜羹  
Tai Chi Vegetable Soup (Corn / Spinach)...10.95



# 世界日報

WORLD JOURNAL

MONDAY, JANUARY 11, 2016

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傳真: 718-748-0445

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## 北韓美R52低空盤旋

### 戰機飛近兩韓邊界 並將調派航母到朝鮮半島



李奧納多·布羅拉森

金剛鑽 奪帝后

# ATTENTION RESIDENTS & NEIGHBORS

SUN SHINE SEAFOOD RESTAURANT INC.  
Company/DBA Name and Contact Number for Questions

plans to open a RESTAURANT

(Please choose) Bar/Restaurant/Club (Indicate if there will be a Side-walk Café or Backyard Garden)

at the following location

27-29 DIVISION STREET  
Building Number and Street Name (Address)

This establishment is seeking a license to serve

BEER & WINE  
Beer & Wine or Beer

MING BO ZHU 646-593-5573  
Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 3  
With any questions or concerns.  
info@cb3manhattan.org - www.cb3manhattan.org







# SUN SHINE

27 DIVISION ST

# 都昇海都

# 海鮮酒家

SEAFOOD RESTAURANT

27

新張期間  
茶市大中小  
點心一律 \$2.20  
特價酬賓  
熱烈歡迎惠顧  
1828 888 1112

Dim Sum  
Fine Dining

大連貴賓會館  
歡迎預定全羊宴  
大連貴賓會館  
歡迎預定全羊宴

2016  
WILLIAM CHOW  
SACHARUN LEE  
JOY YUNG  
WONG

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BASEMENT ONLY

風學院  
1. 赴交匯  
2. 最新班  
3. 免費  
6633

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