



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003
Phone (212) 533-5300

www.cb3manhattan.org - info@cb3manhattan.org

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, WAYNE YIP, as a qualified representative of JM FOOD AND DRINK INC. located at 67 1ST AVENUE, New York, NY agree to the following stipulations:

- 1. I will operate a full-service restaurant, specifically a (type of restaurant) Asian restaurant
Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be:
Mon 12PM-12AM; Tue 12PM-12AM; Wed 12PM-12AM;
Thu 12PM-12AM; Fri 12PM-12AM; Sat 12PM-12AM; Sun 12PM-12AM.

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

- 3. I will not use outdoor space for commercial use.
4. I will operate my sidewalk cafe no later than
5. I will employ a doorman/security personnel on the following days:
6. I will install soundproofing,
7. 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.
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.
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 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-premise liquor license without first obtaining approval from CB 3.
12. I will not participate in pub crawls or have party buses come to my establishment.
13. 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 limitations OR I will have happy hour and it will end by.
15. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. 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: Wayne Yip Phone Number: 917-882-8872

18. I will:

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

Signed [Signature] Dated [Signature] 2, 2018

Sworn to this 2 day of November 2018

Notary Public Timothy Wong
Notary Public, State of New York
No. 02WO6204501
Qualified in New York County
Commission Expires April 20, 2021



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Community Board 3 Liquor License Application Questionnaire

Today's Date: 11/2/2018

APPLICANT

1. Name of applicant and principle(s): WAYNE YIP
2. Premise address: 67 1ST AVENUE GROUD FLOOR & PARTIAL BASEMENT
3. Cross streets: E 4TH ST, 1ST AVE
4. Trade name (DBA): WARA
5. Check which you are applying to: New liquor licence Alteration of an existing license Sale of assets
6. If alteration, describe nature of alteration:
7. Is location currently licensed? Yes No
8. Type of license: Beer & Wine License
9. Previous or current use of the location: Mixed Residential and Commercial
10. Corporation and trade name of current location: SOKO GROUP LLC, Space Mabi
11. Type of building and number of floors: Mixed Residential and Commercial buildings; 1 Floor
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? Yes No 12a. What is the permitted occupancy indoors and outdoors? 68
13. Do you plan to apply for Public Assembly permit? Yes No
14. 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): C2-5
15. How many licensed establishments are within 1 block? 10
16. How many On-Premise (OP) liquor licenses are within 500 feet? 9
17. Is premise within 200 feet of any school or place of worship? Yes No

PROPOSED METHOD OF OPERATION

18. Describe your method of operation: Restaurant
19. Will any other business besides food or alcohol service be conducted at premise? Yes No
20. If yes, please describe what type:
21. What are the proposed days/hours of operation (specify days/hours each day and hours of outdoor space if applicable): 12pm-12am
22. Total number of table: 18
23. Total number of seats: 64

- 24. 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.)
- 25. Describe all bars (length, shape, and location): N/A
- 26. Does premise have a full kitchen? Yes No
- 27. What are the hours kitchen will be open? 12pm-12am
- 28. What type of food is available for sale? Asian food
- 29. Will a manager or principal always be on site? Yes No If yes, which? Manager
- 30. How many employees will there be? 8
- 31. Do you have or plan to install French doors accordion doors or windows? No
- 32. Will there be TVs/monitors? Yes No (If Yes, how many?) 1
- 33. Will premise have music? Yes No 33a. If Yes, what type of music? Live Music Juke box DJ Tapes/CDs/iPod
- 34. If other type, please describe: _____
- 35. What will be the music volume? Background (quiet) Entertainment level
- 36. Please describe your sound system: **Small speakers to be placed at corners with low volume levels**
- 37. Will you host any promoted events, scheduled performances or any event at which a cover fee is charged? Yes No
- 38. If Yes, what type of events or performances are proposed and how often? _____
- 39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please see attached
- 40. Will there be security personnel? Yes No 40a. If Yes, how many and when? _____
- 41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? **Sound proofing**
- 42. Do you have sound proofing installed? Yes No 43. If not, do you plan to install sound-proofing? Yes No

APPLICANT HISTORY

- 44. Has this corporation or any principal been licensed previously? Yes No If yes, please indicate name of establishment(s): _____
- 45. Address: _____ 47. Community Board # _____
- 46. Dates of operation: _____
- 47. Has any principal had work experience similar to the proposed business? Yes No If yes, explanation of experience or resume. **Managing JEBON SUSHI at 15 Saint Marks Place.**
- 48. Does any principal have other businesses in this area? Yes No If yes, give trade name and describe type of business: Claypot NYC at 15 Sanit Marks Place
- 49. 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.

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.

39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Explanation:

We will have a staff to manage the crowds. There is a waiting area for people to be inside and not on the sidewalk or outside. There seems to be plenty of space in front of the restaurant for picking up/dropping off customers, and the traffic seems to be moving smoothly on 1st Avenue and E. 4th Street at all times. We may also have a mobile waitlist management system to notify customers when their tables are ready in case the waiting area gets overly crowded.