



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 Application Questionnaire

Please bring the following items to the meeting:

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

- Bringing Petitions to meeting
- ☒ 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
- Bringing to meeting
- ☐ 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: 12/21/2015

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: On-Premises

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Hair Salon

Corporation and trade name of current license: 99 Allen Street Corp to be formed

APPLICANT:

Premise address: 99 Allen Street

Cross streets: Delancey Street & Broome Street

Name of applicant and all principals: Christine Leung-Chuah
Shirley Lew

Trade name (DBA): TBD

PREMISE:

Type of building and number of floors: 5 Floors - Mixed Use

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: N/A

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? 74

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):
C6-2A

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: N/A

What are the proposed days/hours of operation? (Specify days and hours each day and hours of
outdoor space) N/A

Number of tables? N/A Total number of seats? N/A

How many stand-up bars/ bar seats are located on the premise? 1
(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): 4' 6" x 11' 7" L Shape Near front, 1 standing counter - 10' 2"

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

International Fusion

What are the hours kitchen will be open? Sun-Wed 11am-1am Thurs-Sat 11am-2am

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Principal and/or Manager

How many employees will there be? 3-4

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?) 2 televisions

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 N/A

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

Please describe your sound system: Small Bose Speakers

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

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.")
8 tables and 20 seats only in the entire premises.

Will there be security personnel? ☐ Yes ☒ No (If Yes, how many and when) N/A

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. A Manager will ensure that no one is loitering in front. Signs will be posted advising everyone to be mindful of our neighbors.

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: N/A

Address: N/A Community Board # N/A

Dates of operation: N/A

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. Shirley Lew has worked as a chef.

Does any principal have other businesses in this area? ☐ Yes ☒ No If Yes, please give trade name and describe type of business N/A

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? 8

How many On-Premise (OP) liquor licenses are within 500 feet? 25

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

COMMUNITY OUTREACH:

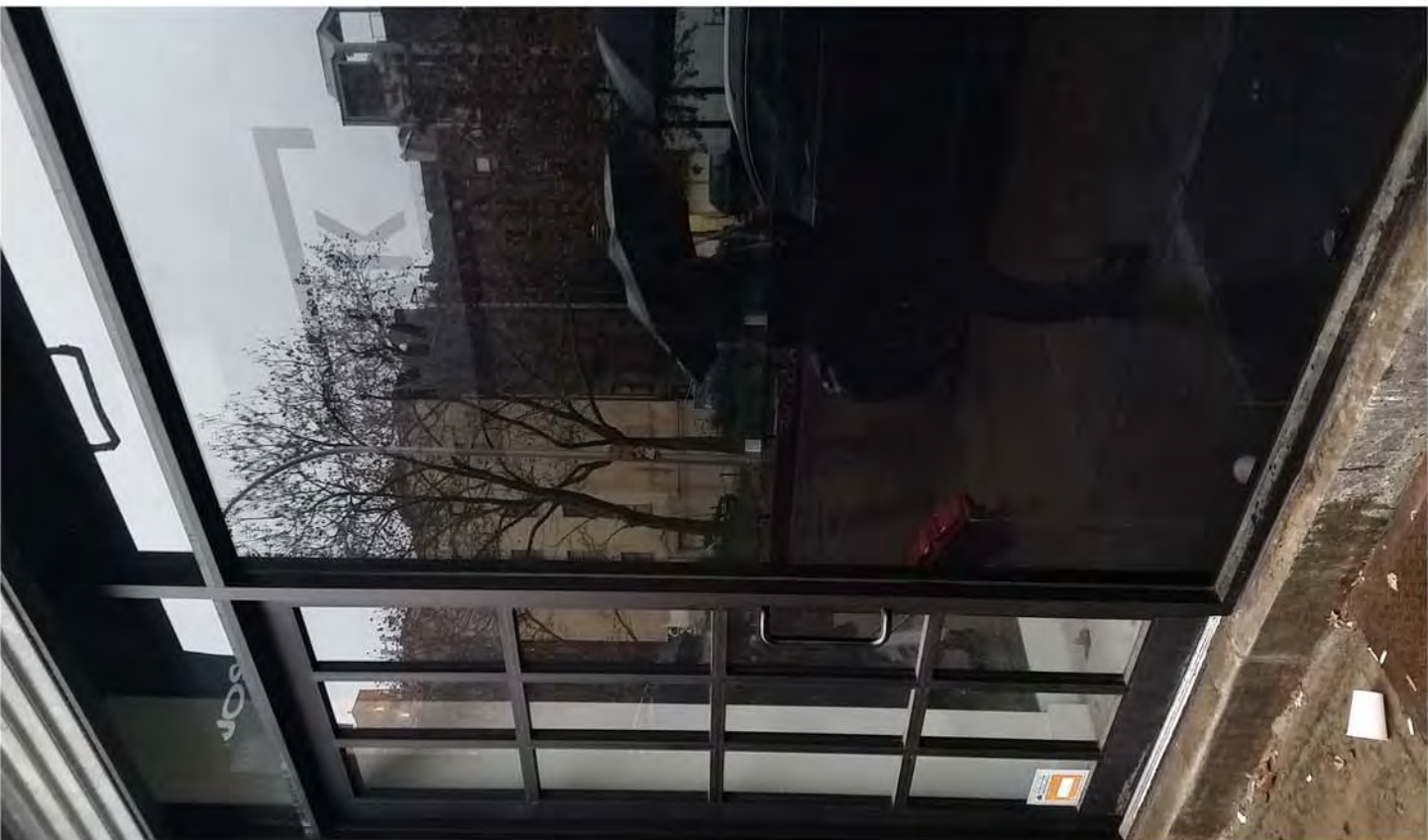
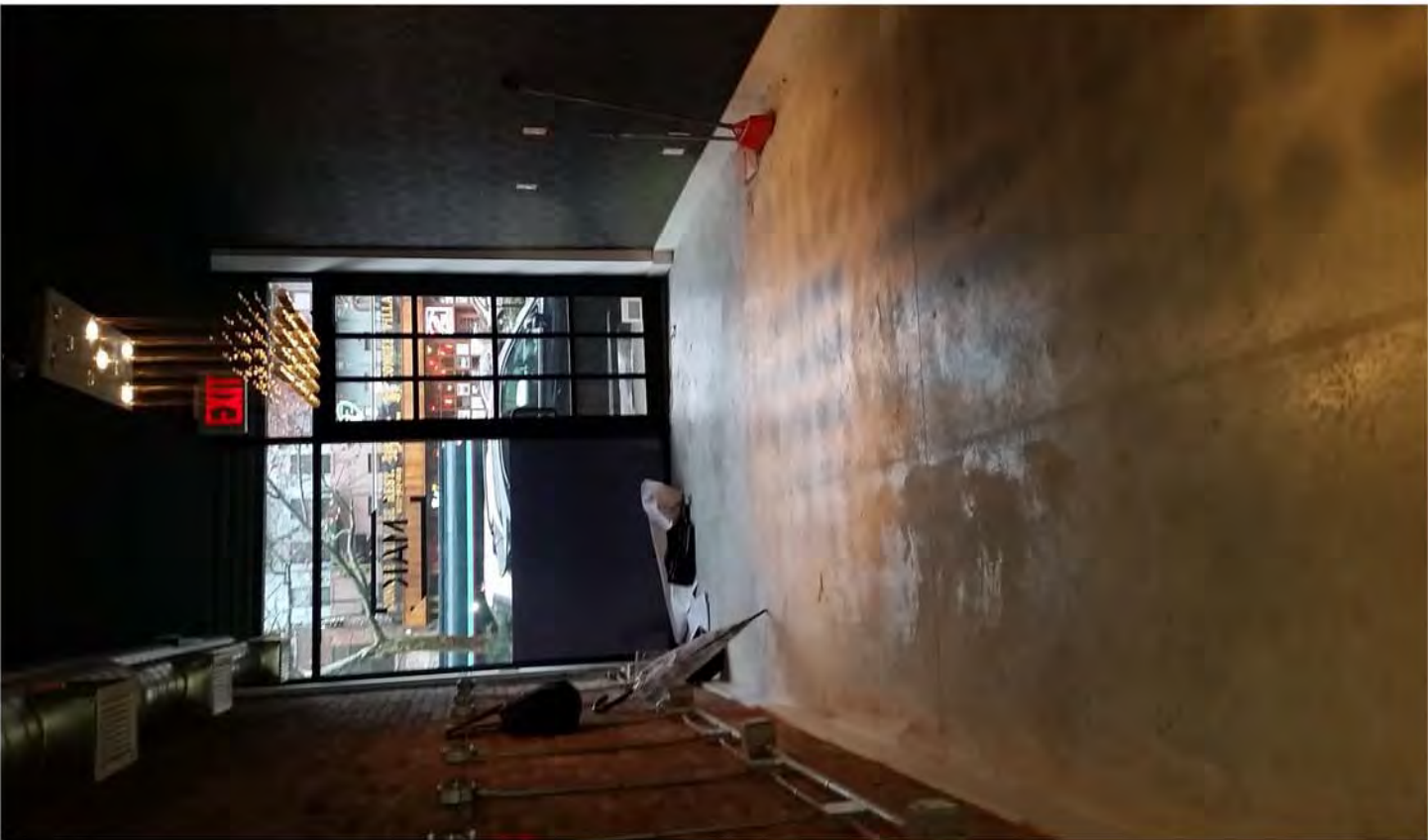
Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups. Also use provided petitions, which clearly state the name, address, license for which 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.

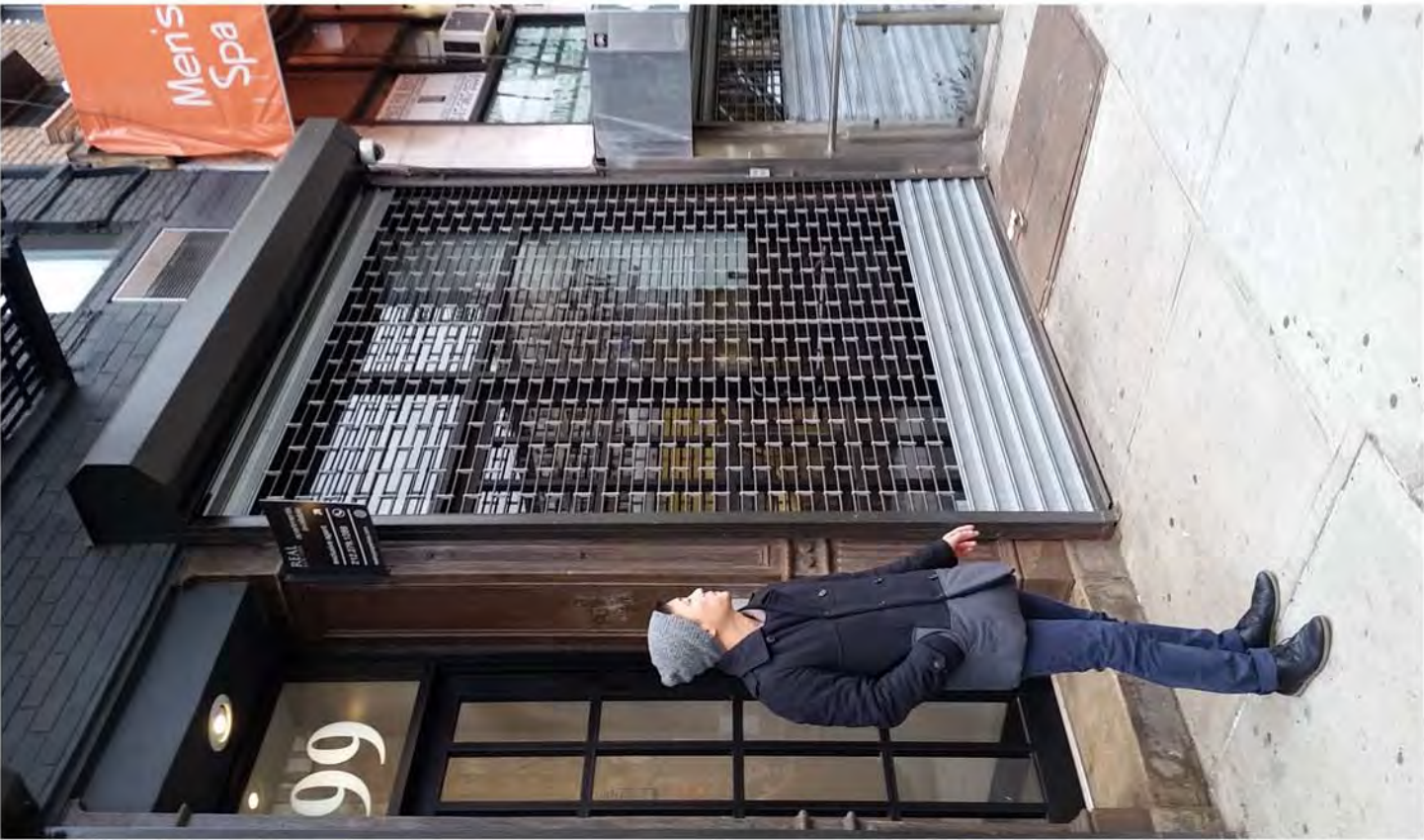
1. ☒ I will close any front or rear facade doors and windows at 10:00 P.M. every night or during any amplified performances, including but not limited to DJs, live music and live nonmusical performances.
2. ☒ I will not have ☒ DJs, ☒ live music, ☒ promoted events, ☒ any event at which a cover fee is charged, ☐ scheduled performances, ☐ more than ____ DJs/ promoted events per ____, ☐ more than 3 private parties per Month.
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 without first obtaining approval from CB 3.
6. ☒ I will not participate in pub crawls or have party buses come to my establishment.
7. ☐ I will not have a happy hour. ☒ I will have happy hour and it will end by 7 pm.
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.

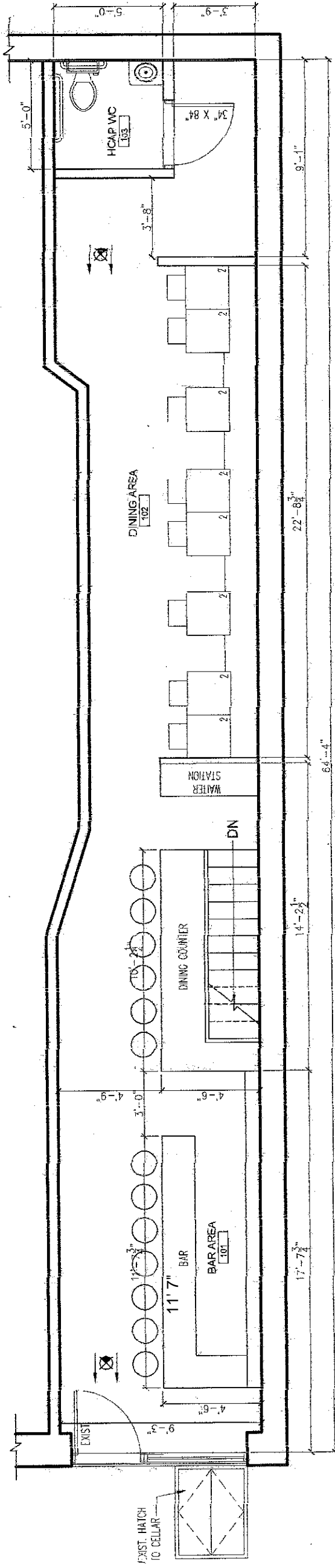








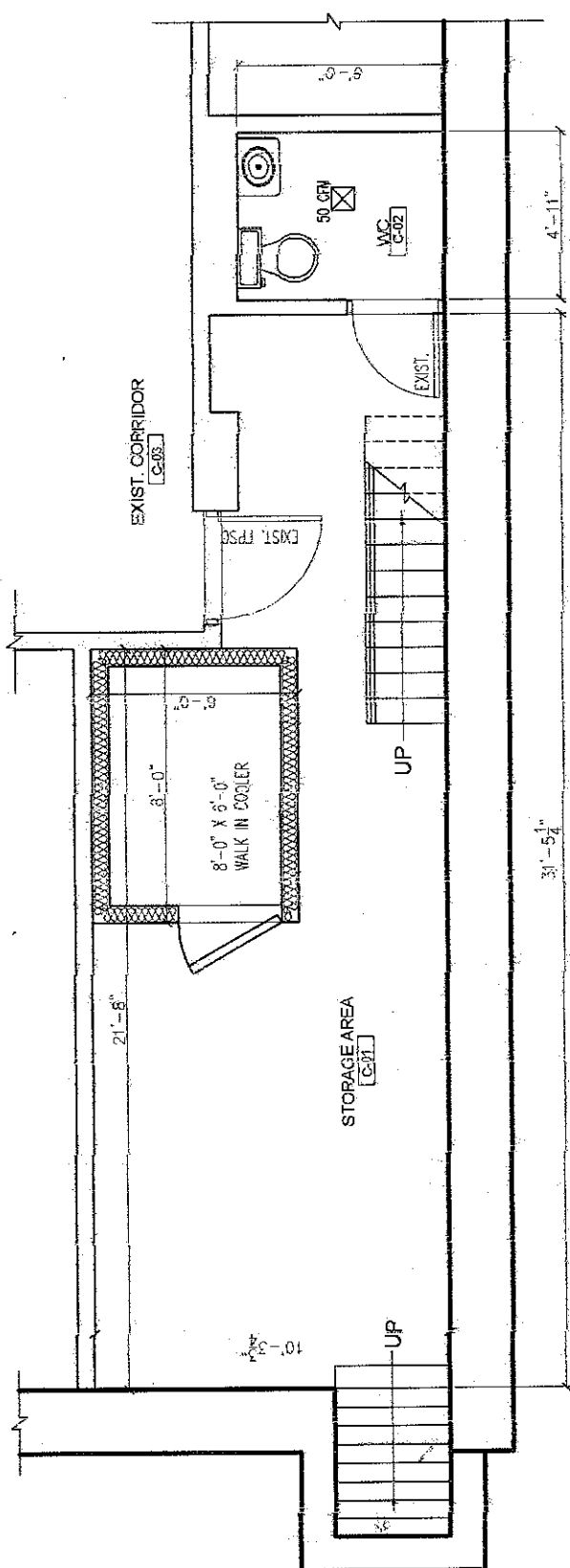




1st FLOOR PLAN
SCALE: 3/16=1'-0"

99 Allen Street

64' 4"



CELLAR PLAN

SCALE: 3/16"=1'-0"

Sample of my menu

Nippon Tuna Tartar.....	Diced tuna, ginger Miang glaze & Lotus Chips
Caribbean Coconut Snapper or Shrimp	Diced Snapper/Whole Shrimp, Cilantro, Toasted coconut Chili lime dressing
Southern Whiskey Baby back Ribs.....	Baby back ribs, Ginger Mekong Glaze, Cilantro
Sun Braised beef short rib Sliders.....	Braised short rib, Hoisin glaze, pickled vegetable on steam buns
East West Crab cakes.....	Panko crusted Crab cakes, lemongrass, old bay, chili aioli
Chicken lollipops.....	chicken, tamarind glaze, micro cilantro
Rainbow Vegetables tempura.....	Broccoli, sweet potato, Japanese eggplant, spicy yuzu aioli
Four Sea Scallops.....	Szechuan crusted, Miso butter bath, baby pea shoots, shitake
Kale Salad.....	Toasted walnuts, jicama, sesame seeds, Asian vinaigrette
Malaysia Chicken Satay.....	Chicken skewers, coconut cream, cumin, toasted peanuts
Vegetables Lasagna	With meat sauce
Mighty mini Mac & Cheese.....	Elbow Macaroni with 3 cheeses
Mama's Southern potato salad.....	Red Bliss Potatoes, skin on, hard boiled eggs, spicy mustard and mayonnaise dressing
Sweet potato fries.....	Skin on and deep fried

This is just a few of my dishes.....

Subj: **re: restaurant at 99 allen street**
Date: 12/8/2015 7:17:57 P.M. Eastern Standard Time
From: SLWeissAttorney@aol.com
To: info@lesdwellers.org
CC: sstetzer@cb3manhattan.org, slweissattorney@aol.com, teburkelaw@aol.com,
ncantavelaw@aol.com, clc1383@yahoo.com

Diem Boyd, Lower East Side Dwellers Neighborhood Association,

***PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL ***

My client, Christine Leung-Chuah, is interested in opening a restaurant with an on-premises liquor license at 99 Allen Street, Store B, New York, NY 10002. The Food will be international fusion. Her hours will be Sunday to Wednesday 11 am to 1 am and Thursday to Saturday 11 am to 2 am. Christine would like to meet with you and LESDNA to discuss any concerns that you may have with her restaurant plans. Christine can be contacted directly on her cell phone at 917 816-7710 and/or by email at clc1383@yahoo.com.

Please feel free to contact my office if you have any questions.

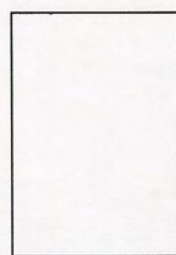
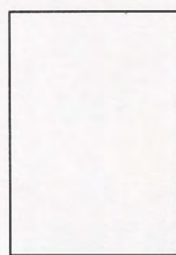
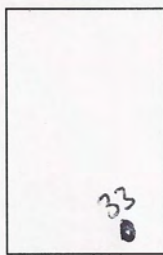
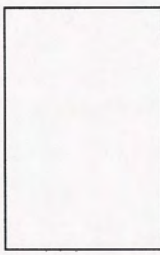
Thank you,

***PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL ***

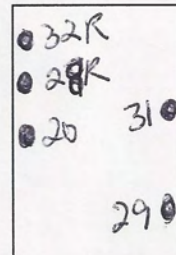
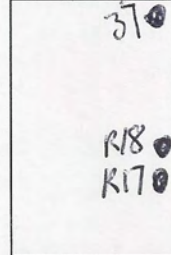
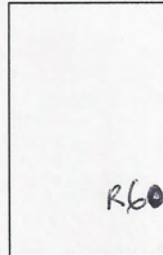
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Stanton Street



Rivington Street

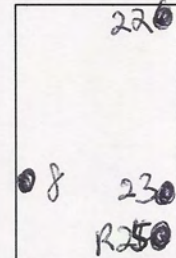
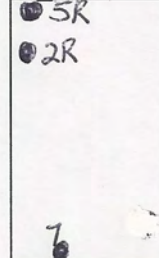
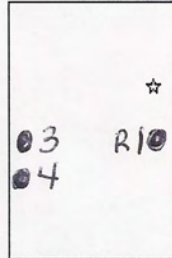
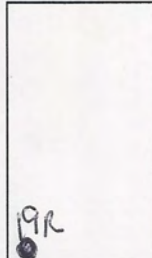
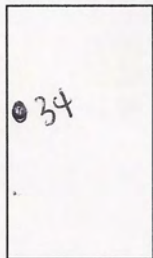


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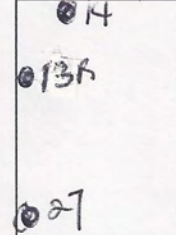
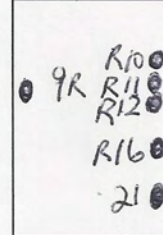
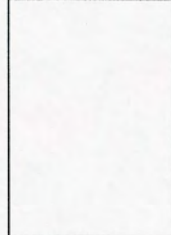
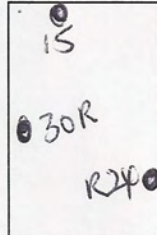
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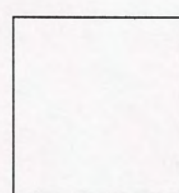
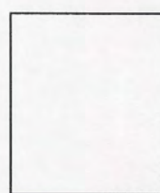
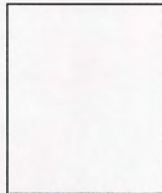


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Grand Street



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Proximity Report for Location:

December 21, 2015

99 Allen St, New York, NY, 10002

* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Closest Liquor Stores

Name	Address	Approx. Distance
KK & HZ LLC	101 ALLEN ST	50 ft
OCEAN WINE & SPIRIT INC	297 GRAND ST	565 ft
DELANCEY WINE INC	41 ESSEX ST	1045 ft
SALGIRAH CORP	141 ESSEX ST	1105 ft
FLYNN MCCLURE INC	100 STANTON ST	1145 ft
R & S 49 LIQUOR CORP	49 CHRYSTIE ST	1335 ft
WINE O INC	171 ELIZABETH ST	1340 ft

Churches within 500 Feet

Name	Approx. Distance
Congregation Shaarai Shomoyim	440 ft
Seventh Day Adventist Church of Union Square	465 ft

Schools within 500 Feet

Name	Address	Approx. Distance
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On-Premise Licenses within 750 Feet

	Name	Address	Approx. Distance
1	HERMES B NY LLC	95 ALLEN ST	70 ft
2	CONGEE VILLAGE INC	100 ALLEN ST	135 ft
3	ATTABOY COCKTAILS LLC	134 ELDRIDGE ST	135 ft
4	SECOND NATURE NYC LLC	132A ELDRIDGE ST	215 ft
5	BARNORTH GROUP LLC	77 DELANCEY ST	235 ft
6	HILL AND DALE RESTAURANT GROUP LLC	115 ALLEN ST	240 ft
7	XLR8 LLC	266 BROOME ST	275 ft
8	FUZZY WUZZY LLC, THE	96 ORCHARD ST	290 ft
9	BIG CANDY LLC	86 ALLEN ST	320 ft
10	SAIGONNYC LTD	85 ORCHARD ST UNIT B	360 ft
11	ORCHARD 85 CORP	85 ORCHARD STREET	360 ft
12	TWO BIKES LLC	85 ORCHARD STREET	370 ft
13	COMPAS GROUP NEW YORK LLC	86 ORCHARD STREET	380 ft
14	BARRIO CHINO LLC	253 BROOME STREET	390 ft
15	302 BROOME ART SPACE LLC	302 BROOME ST	405 ft
16	GRAZ RESTAURANT LLC	79 ORCHARD STREET	430 ft

	Name	Address	Approx. Distance
17	ALPHA 129 REST LLC	127 129 ORCHARD STREET	445 ft
18	FOURTHGEN LLC	127 ORCHARD ST	455 ft
19	LA GENTE LLC	303 305 BROOME ST	460 ft
20	ULLI BAR CORP	120 ORCHARD ST	460 ft
21	NIKKI MAX ENTERPRISES LLC	75 ORCHARD STREET	485 ft
22	93 LUDLOW ST INC	95 DELANCEY ST	485 ft
23	CDT LUDLOW INC	87 LUDLOW ST	490 ft
24	L E S VIXENS INC	105 107 ELDRIDGE ST	495 ft
25	L E S RESTAURANT CORP	81 LUDLOW ST AKA 246 BROOME ST	500 ft
26	AMBER AVALON CORP, THE	92 LUDLOW STREET	505 ft
27	NORMAN'S CAY GROUP LLC	74 ORCHARD ST	505 ft
28	131 ORCHARD STREET RESTAURANT LLC	131 ORCHARD ST	510 ft
29	MPDRAW LLC	109 LUDLOW STREET	570 ft
30	BIRDS AND BUBBLES NYC LLC	100B FORSYTH ST	580 ft
31	BG BAR INC	113 LUDLOW ST	610 ft
32	A HALIBUT INC	138 ORCHARD ST	625 ft
33	MILLER'S NEAR & FAR LLC	65 RIVINGTON ST	660 ft
34	SAIGON SHACK CORP	139 CHRYSTIE ST	675 ft
35	FAYS RESTAURANT & BAR INC	141 CHRYSTIE STREET	695 ft
36	TLS CHRYSTIE LLC	131 CHRYSTIE ST BASEMENT STORE	705 ft
37	CODA DI BUE LLC	78 84 RIVINGTON ST	705 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
LEGIT CAFE INC	99 ALLEN ST	0 ft
WILLIAMSBURG PIZZA II LLC	277 BROOME ST	215 ft
LOWER EAST SIDE TENEMENT MUSEUM	103 ORCHARD ST	240 ft
JOHANNGPRO LLC	96 ORCHARD ST	285 ft
MAY BEE BOHEMIAN LLC	252 BROOME ST	390 ft
BRIDGE & TUNNEL LLC	66 68 RIVINGTON ST	680 ft
LITTLE WHITE FRIED RICE LLC	122 LUDLOW ST	715 ft
BHH ENTERPRISE INC	52 RIVINGTON ST	730 ft

Unmapped licenses within zipcode of report location

Name	Address
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