



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

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, Xiao Min Lu, as a qualified representative of East Pearl Canal Holding Inc,
located at 90 Canal Street, New York, NY agree to the following stipulations:

1. ☐ I will operate a full-service restaurant, specifically a (type of restaurant) _____
☒ Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be:
Mon 11:00 AM - 10:00 PM; Tue 11:00 AM - 10:00 PM; Wed 11:00 AM - 10:00 PM;
Thu 11:00 AM - 10:00 PM; Fri 11:00 AM - 10:00 PM; Sat 11:00 AM - 10:00 PM; Sun 11:00 AM - 10:00 PM.
(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 café 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 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.
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-premises 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 _____. - Please indicate one of the above -
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: Xiao Min Lu Phone Number: 646-238-5798

18. ☐ I will: _____

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

Signed [Signature] Dated 1/16/2020

Sworn to this 16th day of January 2020

Notary Public

MONICA LAI
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01LA4983982
QUALIFIED IN QUEENS COUNTY
COMMISSION EXPIRES JULY 8, 2023



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

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Today's Date: 01/16/2020

APPLICANT

1. Name of applicant and principle(s): EAST PEARL CANAL HOLDING INC
2. Premise address: 90 CANAL STREET NY NY 10002
3. Cross streets: ELDRIDGE STREET
4. Trade name (DBA): MOGE TEE
5. Check which you are applying to: ☒ New liquor license ☐ 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: NA
9. Previous or current use of the location: NA
10. Corporation and trade name of current location: NA
11. Type of building and number of floors: CONDO STORE / 12 STORIES
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? indoor
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): C6-1G
15. How many licensed establishments are within 1 block? 1
16. How many On-Premise (OP) liquor licenses are within 500 feet? 1
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: EAT-IN PLACE
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: NA
22. Total number of table: 7 TABLES 23. Total number of seats: 18 SEATS
24. How many stand-up bars / bar seats are located on the premise? NA
(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): 3' X 12'
26. Does premise have a full kitchen? ☐ Yes ☒ No
27. What are the hours kitchen will be open? _____
28. What type of food is available for sale? CAKE, POKER
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? _____
30. How many employees will there be? 2
31. Do you have or plan to install? ☐ French doors ☐ accordion doors ☐ windows
32. Will there be TVs / monitors? ☐ Yes ☒ No If Yes, how many? _____
33. Will premise have music? ☒ Yes ☐ No 33a. If Yes, what type of music? ☐ Live Music ☐ Jukebox
☐ 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: IPOD
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? NA
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? CLOSE DOOR
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: _____ 45a. Community Board _____
46. Dates of operation: SEVEN DAYS A WEEK/ 11:00AM-10:00PM
47. Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If yes, explanation of experience or resume.
48. Does any principal have other business in the area? ☐ Yes ☒ No If yes, give trade name and describe type of business: _____
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.

The New York Times

Earning Riches
By Exploiting
A Poor Nation

Angolan Entrepreneur
Builds Shell Empire

This article in the New York Times, dated Jan. 20, 2003, describes how a man named Jose Manuel de Sa has built a vast oil empire in Angola, a poor nation in central Africa. The article is a long, detailed report on the man's business dealings and his relationship with the Angolan government.



An Outcry Grows as Native Women Keep Vanishing

By JACK KILPATRICK

For decades, the disappearance of Native American women has been a mystery. Now, a new wave of disappearances has sparked a national outcry. The article discusses the efforts of Native American activists to bring attention to the issue and the role of the federal government.

WASHINGTON

The disappearance of Native American women has been a mystery for decades. Now, a new wave of disappearances has sparked a national outcry. The article discusses the efforts of Native American activists to bring attention to the issue and the role of the federal government.



DEMOCRATS PUSH TO TAP WITNESSES HAS NEW URGENCY

AN EFFORT TO FILL GAPS

Seeking to Secure Senate
G.O.P. Before Start of
President's Trial

By MICHAEL LEVIN

WASHINGTON — As the Senate prepares to vote on whether to impeach President Clinton, Democrats are pushing to tap the testimony of witnesses who have been reluctant to speak. The article discusses the efforts of Democrats to secure the Senate's support for impeachment.

ATTENTION RESIDENTS & NEIGHBORS 第3社區居民 請注意

East Pearl Canal Holding Inc. 646-858-0257
公司名字(Company) and/或 聯繫人(Contact Info)

DBA MOGE TEE

Plans to open a (以上地址主理人在第3社區中請注意其商業用途)

Restaurant Eating Place

(請選擇/please choose) 酒吧 (Bar)/餐館 (Restaurant)
戶外咖啡 (Sidewalk Cafe) 或 後院花園咖啡 (Backyard Cafe)

90 Canal Street NY NY 10002

Address/生意地址

seeking a license to serve (以上地址主理人請以下地點開辦)

Beer & Wine

(請選擇/please choose) 啤酒和葡萄酒 (Beer & Wine) or/或者
啤酒 (Beer) or/或者
酒和烈酒 (Wine & Liqueur)

如有任何疑問或關注，請聯繫申請者或第3社區委員會
mn03@cb.nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

East Pearl Canal Holding Inc. 646-858-0257
Company Name/Contact Info

DBA MOGE TEE

Plans to open a:

Eating Place

(Please choose) Bar/Restaurant

90 Canal Street NY NY 10002

Seeking a license to serve

Beer & Wine

Beer & Wine or Beer/Wine & Liqueur

At COMMUNITY BOARD 3
SLA & DCA Licensing
Committee Meeting

Si hay preguntas o inquietudes, favor de comunicarse con el solicitante o la Junta Comunitaria 3.
mn03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

East Pearl Canal Holding Inc. 646-858-0257
Company Name and Contact Info

DBA MOGE TEE

Plans to open a

Restaurant Eating Place

(Please choose) Bar/Restaurant, Sidewalk Cafe or Backyard Cafe

at the following location
90 Canal Street NY NY 10002

This establishment is seeking a license to serve

Beer & Wine

Beer & Wine or Beer

646-858-0257

Contact the Applicant or COMMUNITY BOARD 3
With any questions or concerns.
mn03@cb.nyc.gov - www.cb3manhattan.org

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HEALTHY DRINK

90 Canal Street
New York, NY 10002
Tel.: 646-858-0257

TEA

The New York Times

Vol. CLXXIX, No. 54,076 SATURDAY, JANUARY 16, 2009 \$5.00



A forced labor camp in a building of a Chinese military training camp, seen by the United Nations.

U.S.D.A. Tries To Relax Rules On School Food
Easing Meal Standards Obama Encouraged

PRESIDENT GIVING HIS DEFENSE TEAM A CELEBRITY CAST
STARR AND DESHONNITZ

Foreign Forces Magnify Chaos In a Frail Libya

Taking Feminism to Heart, if Not to the Caucasuses

Boeing Trumps Elongation of a Woman's Scorn

ATTENTION RESIDENTS & NEIGHBORS 第3社區居民 請注意

East Pearl Canal Holding Inc. 646-858-0257
公司名字(Company) and/和聯繫人的資料(Contact Info)

DBA MOGE TEE

Plans to open a (以上的店主要開在第三社區申請生意執照開張生意)

Restaurant Eating Place

(請選擇/please choose) 酒吧 (Bar)/餐館 (Restaurant)
戶外咖啡 (Sidewalk Cafe) or 或者
後院花園咖啡 (Backyard Use)

90 Canal Street NY NY 10002

地址/生意地址

seeking a license to serve (以上的店主要申請以下相關執照)

Beer & Wine

(請選擇/please choose)

啤酒和酒類 (Beer & Wine) or/或者
啤酒 (Beer) or/或者
酒和酒類 (Wine & Liqueur)

如有任何疑問或需詳見，請聯繫申請者或第三社區委員會
mn03@cb.nyc.gov · www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

East Pearl Canal Holding Inc. 646-858-0257
Company Name/Contact Info Nombre de la Compañía/Contacto

DBA MOGE TEE

Plans to open a:

Planifique abrir un/una:

Eating Place

(Please choose) Bar/Restaurant (Please to choose) Bar/Restaurant

90 Canal Street NY NY 10002

Address

Address

Seeking a license to serve

En búsqueda de una licencia para servir:

Beer & Wine

Beer & Wine or Beer/Wine & Liqueur

Cerveza y vino o cerveza/vino y bebidas alcohólicas

At COMMUNITY BOARD 3
SLA & DCA Licensing
Committee Meeting

En la JUNTA COMUNITARIA 3
La reunión del Comité
de Licencias del SLA y del DCA

Si hay preguntas o inquietudes, favor de comunicarse con el solicitante o la Junta Comunitaria 3.
mn03@cb.nyc.gov · www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

East Pearl Canal Holding Inc. 646-858-0257
Company Name/Contact Info Nombre de la Compañía/Contacto

DBA MOGE TEE

Plans to open a

Restaurant Eating Place

(Please choose) Bar/Restaurant/Club and Sidewalk Cafe or Sidewalk Cafe or Backyard use

at the following location

90 Canal Street NY NY 10002

Building Number and Street Name (Address)

This establishment is seeking a license to serve

Beer & Wine

Beer & Wine or Beer

646-858-0257

Applicant's Contact Information

Contact the Applicant or COMMUNITY BOARD 3
With any questions or concerns.
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New York, NY 10002
Tel: 646-858-0257

TEA

The New York Times
 Later Edition
 WED, JUL 27, 2017 P. 1
 NEW YORK, THURSDAY, JANUARY 19, 2017



SENATE TAKES CASE FOR IMPEACHMENT, SETTING UP A TRIAL
 A Broad Chamber Is Unlikely to Rise Above Its Bravado
 Deferring Changes, House Approves 7 Managers

Trump Signs China Trade Deal, Pausing Sticky Economic Conflict
 Mr. Trump's move was seen as a sign of his administration's willingness to engage in trade negotiations with China, despite the ongoing trade war.

Paid to Turn Point in U.S. Trade Policy
 The deal was seen as a sign of the administration's willingness to engage in trade negotiations with China, despite the ongoing trade war.

ATTENTION RESIDENTS & NEIGHBORS
 第3 社區居民 請注意

East Pearl Canal Holding Inc. 646-858-0257
 公司名字(Company) and/或 聯繫人姓名(Contact Info)
DBA MOGE TEE

Plans to open a (以上列出的主要營業項目) 社區中該店舖的經營用途(Use)
Restaurant Eating Place
 (請選擇/please choose) 酒吧(Bar)/餐館(Restaurant)
 戶外咖啡座(Sidewalk Cafe) or 酒廊
 後院花園咖啡座(backyard Use)

90 Canal Street NY NY 10002
 address/地址

seeking a license to serve (以上列出的主要營業項目) 和/或 酒類服務
Beer & Wine
 (請選擇/please choose) 啤酒和葡萄酒(Beer & Wine) or/或
 啤酒和葡萄酒(Bever) or/或
 酒和烈酒(Wine & Liquor)

如有任何疑問或需協助, 請聯繫申請人或其律師
 mo03@cb.nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS
VECINOS DE LA COMUNIDAD

East Pearl Canal Holding Inc. 646-858-0257
 Company Name/Contact Info
DBA MOGE TEE

Plans to open a: Planifique abrir un/una:
Eating Place
 (Please choose/please choose) Bar/Restaurant
 Sidewalk Cafe or
 Backyard Use

90 Canal Street NY NY 10002
 address

Seeking a license to serve: En búsqueda de una licencia para servir:
Beer & Wine
 (Please choose/please choose) Beer & Wine
 Beer or
 Wine & Liquor

Si hay preguntas o inquietudes, favor de comunicarse con el solicitante o la Junta Comunitaria 3.
 mo03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS
& NEIGHBORS

East Pearl Canal Holding Inc. 646-858-0257
 Company Name/Contact Info
DBA MOGE TEE

Plans to open a:
Restaurant Eating Place
 (Please choose/please choose) Bar/Restaurant
 Sidewalk Cafe or
 Backyard Use

90 Canal Street NY NY 10002
 address

This establishment is seeking a license to serve:
Beer & Wine
 (Please choose/please choose) Beer & Wine
 Beer or
 Wine & Liquor

Contact the Applicant or COMMUNITY BOARD 3
 With any questions or concerns.
 mo03@cb.nyc.gov - www.cb3manhattan.org

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90 Canal Street
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 Tel: 646-858-0257



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ATTENTION RESIDENTS & NEIGHBORS
第3社區居民 請注意

East Pearl Canal Holding Inc. 646.252.0257
DBA MÖGE TEE

Please to open a Restaurant Eating Place
請在下列地址開設餐廳及酒廊

90 Canal Street NY NY 10002

Seeking a license to serve
尋求酒牌及執照

Beer & Wine

NEIGHBORING RESIDENTS
VECINOS DE LA COMUNIDAD

East Pearl Canal Holding Inc. 646.252.0257
DBA MÖGE TEE

Please to open a Restaurant Eating Place
請在下列地址開設餐廳及酒廊

90 Canal Street NY NY 10002

Seeking a license to serve
尋求酒牌及執照

Beer & Wine

ATTENTION RESIDENTS & NEIGHBORS

East Pearl Canal Holding Inc. 646.252.0257
DBA MÖGE TEE

Please to open a Restaurant Eating Place
請在下列地址開設餐廳及酒廊

90 Canal Street NY NY 10002

Seeking a license to serve
尋求酒牌及執照

Beer & Wine



TEA

The New York Times



G.O.P. BLOCKS BIDS TO ADD EVIDENCE AT START OF TRIAL

Continued Across
Trying to Remain
Above It All

Continued Across
Trying to Remain
Above It All

A DAY OF DRAMA AT A 9/11 HEARING

Investigation in Collapse as
Witnesses Testify

As Infections Mount, Virus Poses Test for China

As Infections Mount, Virus Poses Test for China

ATTENTION RESIDENTS & NEIGHBORS 第3社區居民 請注意

East Pearl Canal Holding Inc. 646-858-0257
公司董事(Company) and 經理人(Manager) (Contact Us)

DBA MOGE TEE

Plans to open a (以上所有主權委託案主社區中所有居民均應注意)

Restaurant Eating Place

(附連店/please choose) 酒吧 (Bar) 餐館 (Restaurant) 外賣咖啡 (Takeaway Cafe) 或 試食 供民在購物中心 (Shopping Center)

90 Canal Street NY NY 10002

seeking a license to serve (以上所有主權委託案主社區中所有居民均應注意)

Beer & Wine

(附連店/please choose)

啤酒和葡萄酒 (Beer & Wine) 或/或 咖啡和茶 (Coffee & Tea) 或/或 飲料和食物 (Food & Beverage)

如有任何問題或疑慮，請聯繫中國社區第三區委員會
mo03@cb.nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

East Pearl Canal Holding Inc. 646-858-0257
公司董事(Company) and 經理人(Manager) (Contact Us)

DBA MOGE TEE

Plans to open a:

Platificque abrir un/una:

Eating Place

(附連店/please choose)

酒吧 (Bar) 餐館 (Restaurant) 外賣咖啡 (Takeaway Cafe) 或 試食 供民在購物中心 (Shopping Center)

90 Canal Street NY NY 10002

Seeking a license to serve:

En búsqueda de una licencia para servir:

Beer & Wine

(附連店/please choose)

啤酒和葡萄酒 (Beer & Wine) 或/或 咖啡和茶 (Coffee & Tea) 或/或 飲料和食物 (Food & Beverage)

AL COMMUNITY BOARD 3

SLA & DCA Licensing

Committee Meeting

En la JUNTA COMUNITARIA 3

La reunión del Comité de Licencias del SLA y del DCA

Si has preguntas o inquietudes, por favor comuníquese con el solicitante o la Junta Comunitaria 3.

mo03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

East Pearl Canal Holding Inc. 646-858-0257

DBA MOGE TEE

Plans to open a

Restaurant Eating Place

at the following location:

90 Canal Street NY NY 10002

This establishment is seeking a license to serve

Beer & Wine

646-858-0257

Contact the Applicant or COMMUNITY BOARD 3
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90 Canal Street
New York, NY 10002
Tel: 646-858-0257

DAILY NEWS
NEW YORK'S HOMETOWN NEWSPAPER

NO 'BETTOR' PLACE TO BE
Jersey crushes N.Y. in sports gambling as Super Bowl, March Madness loom

ATTENTION RESIDENTS & NEIGHBORS
第3社區居民 請注意

East Pearl Canal Holding Inc. 646-858-0257
DBA MOGE TEE

Plans to open a (以上的店主要是在第3社區中設立酒牌及餐館生意)

Restaurant Eating Place
(酒牌店/restaurant) 酒牌 (Bar)/餐館 (Restaurant)
外賣酒牌 (Sidewalk Cafe) 或 酒牌及餐館 (Backyard Use)

90 Canal Street NY NY 10002

seeking a license to serve (以上的店主要申請以下酒牌及餐館)

Beer & Wine
(酒牌店/restaurant) 酒牌及餐館 (Beer & Wine) or/酒牌及餐館 (Beer) or/酒牌及餐館 (Wine & Liquor)

如有任何疑問或疑難，請聯繫第3社區委員會
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NEIGHBORING RESIDENTS
VECINOS DE LA COMUNIDAD

East Pearl Canal Holding Inc. 646-858-0257
DBA MOGE TEE

Plans to open a (以上的店主要是在第3社區中設立酒牌及餐館生意)

Eating Place
(酒牌店/restaurant) 酒牌 (Bar)/餐館 (Restaurant)
外賣酒牌 (Sidewalk Cafe) 或 酒牌及餐館 (Backyard Use)

90 Canal Street NY NY 10002

Seeking a license to serve

Beer & Wine
(酒牌店/restaurant) 酒牌及餐館 (Beer & Wine) or/酒牌及餐館 (Beer) or/酒牌及餐館 (Wine & Liquor)

AL COMMUNITY BOARD 3
SLA & DCA Licensing
Committee Meeting

En la JUNTA COMUNITARIA 3
La reunión del Comité
de Licencias del SLA y del DCA

Si hay preguntas o inquietudes, favor de comunicarse con el solicitante o la Junta Comunitaria 3.
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ATTENTION RESIDENTS & NEIGHBORS

East Pearl Canal Holding Inc. 646-858-0257
DBA MOGE TEE

Plans to open a

Restaurant Eating Place

at the following location

90 Canal Street NY NY 10002

This establishment is seeking a license to serve

Beer & Wine

646-858-0257

Contact the Applicant or COMMUNITY BOARD 3
With any questions or concerns.
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90 Canal Street
New York, NY 10002
Tel: 646-858-0257

