



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, DANIEL LAM, as a qualified representative of Dreamers Coffee LLC, located at 54W Henry 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 8AM - 11PM; Tue 8AM - 11PM; Wed 8AM - 11PM;
 Thu 8AM - 11PM; Fri 8AM - 11PM; Sat 8AM - 11PM; Sun 8AM - 11PM.

(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 _____, _____ number of TVs

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 7PM. - 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: DANIEL LAM AND/OR SANDY TRUONG Phone Number: (202) 905-2088

18. ☐ I will: _____

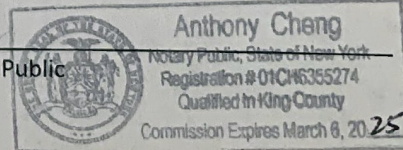
I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed _____

Sworn to this 06 day of April 2021

Dated 04/06/2021

Notary Public





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Phone (212) 533-5300

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Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Today's Date: 03/31/2021

APPLICANT

1. Name of applicant and principle(s): DREAMERS COFFEE LLC, DANIEL LAM & SANDY TRUONG
2. Premise address: 54 W HENRY STREET NEW YORK, NY 10002
3. Cross streets: HENRY STREET AND MARKET STREET
4. Trade name (DBA): DREAMERS COFFEE HOUSE
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: n/a
7. Is location currently licensed? ☐ Yes ☒ No
8. Type of license: BEER AND WINE LICENSE
9. Previous or current use of the location: CAFE
10. Corporation and trade name of current location: DREAMERS COFFEE HOUSE
11. Type of building and number of floors: 1 FLOOR, RETAIL
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? _____
13. Do you plan to apply for Public Assembly permit? ☐ Yes ☒ No
14. What is the zoning designation (check zoning using nmap: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2): R7-2
15. How many licensed establishments are within 1 block? 0
16. How many On-Premise (OP) liquor licenses are within 500 feet? 3
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: CAFE SERVING COFFEE AND FOOD
19. Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☒ No
20. If yes, please describe what type: N/A
21. What are the proposed days/hours of operation (specify days/hours each day and hours of outdoor space if applicable):
8A-12A EVERYDAY
22. Total number of table: 10
23. Total number of seats: 34

24. 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.)
25. Describe all bars (length, shape, and location): L SHAPED, APPROX 12 FEET
26. Does premise have a full kitchen? ☐ Yes ☒ No
27. What are the hours kitchen will be open? 8A - 12A EVERYDAY
28. What type of food is available for sale? ASIAN-AMERICAN
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? BOTH
30. How many employees will there be? 3-7
31. Do you have or plan to install ☐ French doors ☐ accordion doors or ☒ 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 ☐ Juke box
☐ DJ ☒ Tapes/CDs/iPod
34. If other type, please describe: N/A
35. What will be the music volume? ☒ Background (quiet) ☐ Entertainment level
36. Please describe your sound system: SMALL SPEAKER, CONTROLLED BY MANAGER
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? N/A
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? _____
NO LINES OUTSIDE, WE DO NOT EXPECT RTAFFIC TO BE A CONCERN
40. Will there be security personnel? ☐ Yes ☒ No 40a. If Yes, how many and when? N/A
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? _____
42. Do you have sound proofing installed? ☐ Yes ☒ No 43. If not, do you plan to install sound-proofing? ☐ Yes ☒ No

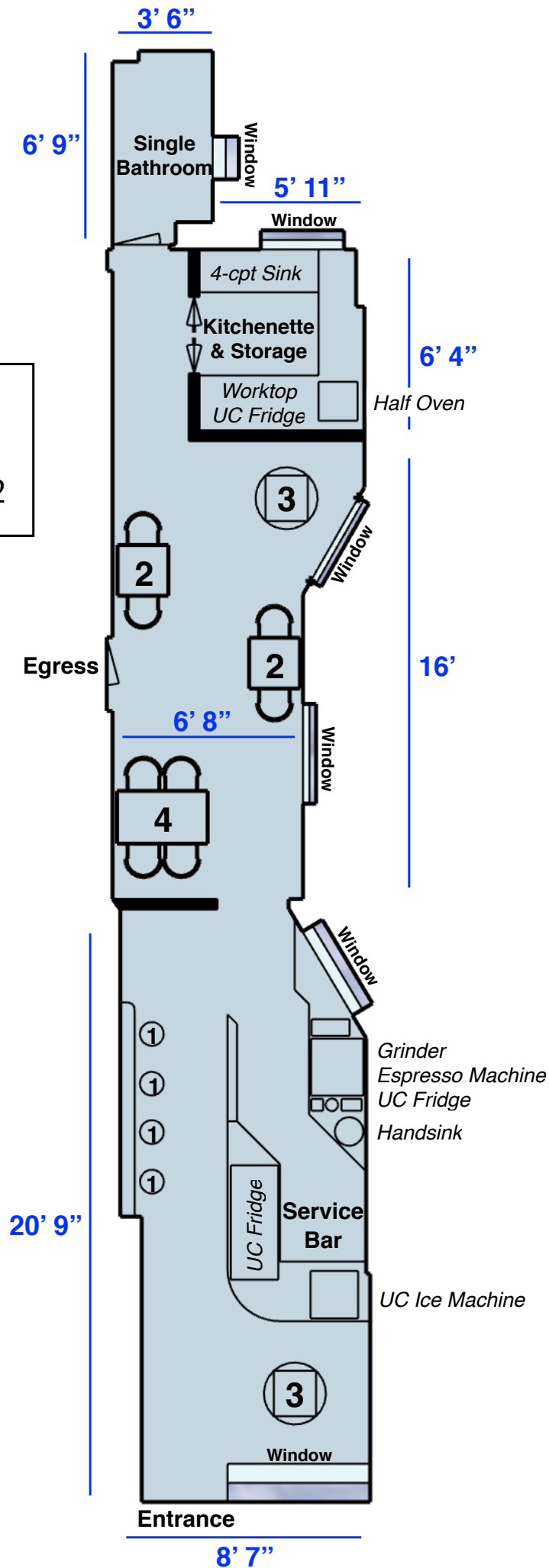
APPLICANT HISTORY

44. Has this corporation or any principal been licensed previously? ☐ Yes ☒ No If yes, please indicate name of establishment(s): N/A
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.
48. Does any principal have other businesses in this 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.

DREAMERS COFFEE
54W Henry Street
New York, NY 10002







Dreamers' Kitchenette Menu

Available all day, everyday.

Overnight Oats \$5

*Rolled oats soaked in almond milk with chia seeds and fruits, sweetened with maple syrup and topped with granola, nuts, and more fresh fruits.
Protein packed and rich in fiber & antioxidants!*

PB & Jammie \$5

Homemade peanut butter and homemade jam slathered onto thick slices of toasted Chinese milk bread. Yum. Even George Washington Carver would be proud. Question is: crunchy or creamy? Served with a side of chips.

Egg Sandwich \$5

Hard boiled eggs, mashed with Kewpie mayo lightly spiced, between two slices of Chinese milk bread. Served cool. Think of it as a deviled egg sandwich.

A spicy option available.

+\$2 Add-on: Box of kettle cooked potato chips.

Tuna Sandwich \$5

Mom's classic tuna sandwich, made with light tuna, celery, salt, and pepper. Simple, crisp, delicious.

+\$2 Add-on: Box of kettle cooked potato chips.

Avocado Toast \$9

We make it with the usual avocado, lemon juice, red chili flakes, but also dash in: sesame oil, sesame seed, scallion and lemon zest, served open-faced on a toasted Texan-thick, Chinese milk bread.

Tomato Soup & Grilled Cheese \$14

Gruyere & Cheddar on toasted fluffly Chinese milk bread served with tomato soup topped with smoked gouda, fresh cracked black pepper, and home grown basil. Dip away!

- Please inform us of any allergies -

Small Plates: Dine-In Only

Dried Fruits & Nuts \$6

Assortment of dried fruits, nuts, and seeds. A small bowl of trail mix for the hike back to your seat.

Warm Citrus-Marinated Olives \$8

Olive oil heated with chen-pi (dry-aged tangerine peel), rosemary, red pepper flakes, and sea salt over pitted olives. Served warm.

O' Sweet-Cheeses \$13

Swiss, pepperjack, & goat cheese...served with fresh fruits, butter crackers, honey, and jam.

Homemade Dip \$9

served with wonton strips & crudités (celery, carrot, radish, sweet pepper, cucumber)

* Gochujang Sesame

Chickpea, white bean, tahini, gochujang, and sesame oil.

* Honey-Soy & Peanut

Peanut, rice vinegar, soy sauce, honey, ginger, garlic, red pepper flakes, coconut milk.

Sweets, Treats

Banana Pudding \$5

Bananas, lady fingers, the whole shebang. Homemade. Y e p .

Ice Cream \$6

Two Scoops, topped with fresh mint and a butter cookie. Choice of Lychee, Red Bean, Coconut, or Matcha. From our friends, [Chinatown Ice Cream Factory](#).

+\$2.00 Add-on: Best affogato in all of greater Chinatown. T h i s i s . t r u e .

Plate of Fresh Fruits \$10

A platter of fresh fruits of the day, source locally, prepared Chinese-grandma style (aka peeled, sliced, and over-prepared with love).

ATTENTION RESIDENTS & NEIGHBORS

Dreamers Coffee LLC (202) 905-2088

Company/DBA Name and Contact Number for Questions

plans to open a

Tavern Wine operating as Cafe/Coffee Shop

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

54W Henry Street, New York, NY 10002

Building Number and Street Name (Address)

This establishment is seeking a license to serve

Beer & Wine

Beer & Wine or Beer

Daniel Lam hello@dreamers.nyc

Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 3

With any questions or concerns.

mn03@cb.nyc.gov - www.cb3manhattan.org

A photograph of a window reflecting a city street scene. The reflection shows a tall brick building, a blue sky, and a street with a car. The text "54w" is overlaid on the reflection.

**ATTENTION RESIDENTS
& NEIGHBORS**

Dreamers Coffee LLC (920) 968-2088

plans to open a
Tavern Wine operating as Cafe/Coffee Shop
at the following location
5414 Henry Street, New York, NY 10005

This establishment is seeking a license to serve
Beer & Wine
and Food.

Daniell Lamy, headof@dreamerscoffee.com

Contact the Applicant at: 1-800-NY-STATE-3113
with any queries. An on-site inspection
will follow a yes/no. www.nyc.licensing.city.gov

COMMON BOOKS

DREAMERS
COFFEE HOUSE

9AM - 5PM
EVERYDAY

@DREAMERS.NYC

