



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, Melinda Shopsin, as a qualified representative of Shopsin's General Store Inc, located at 88 Essex Street, New York, NY agree to the following stipulations:

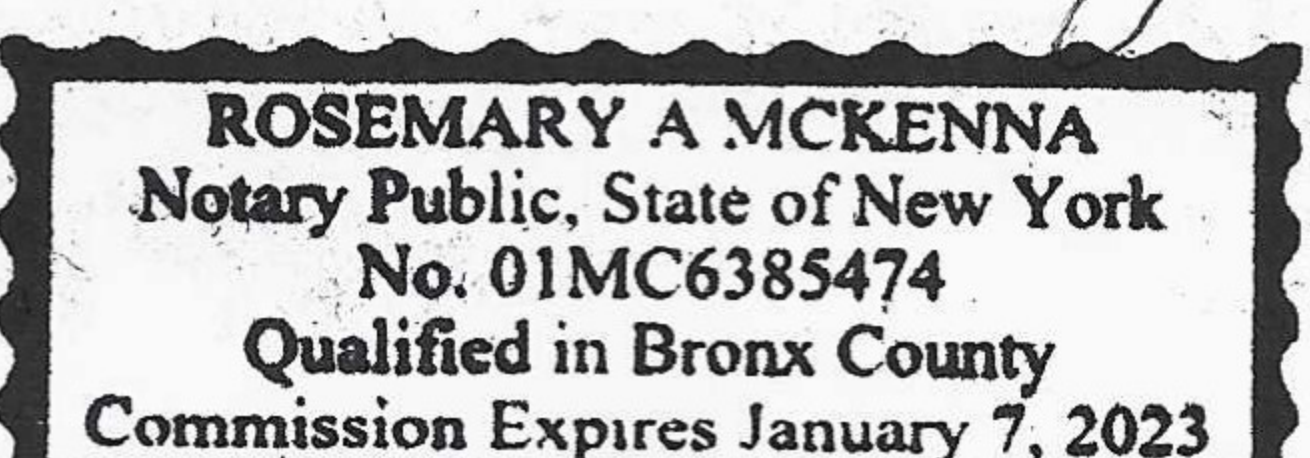
- I will operate a full-service restaurant, specifically a (type of restaurant) American Cafe  
 Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:  
Mon 10 AM - 12 AM; Tue 10 AM - 12 AM; Wed 10 AM - 12 AM;  
Thu 10 AM - 12 AM; Fri 10 AM - 12 AM; Sat 10 AM - 12 AM; Sun 10 AM - 12 AM.  
(I understand opening is no later than specified opening hour & 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 \_\_\_\_\_, \_\_\_\_\_ number of TVs
- I will play ambient recorded background music only.
- 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.
- I will not seek a change in class to a full on-premises 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, including boozy brunches, with food.
- 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** -
- 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.

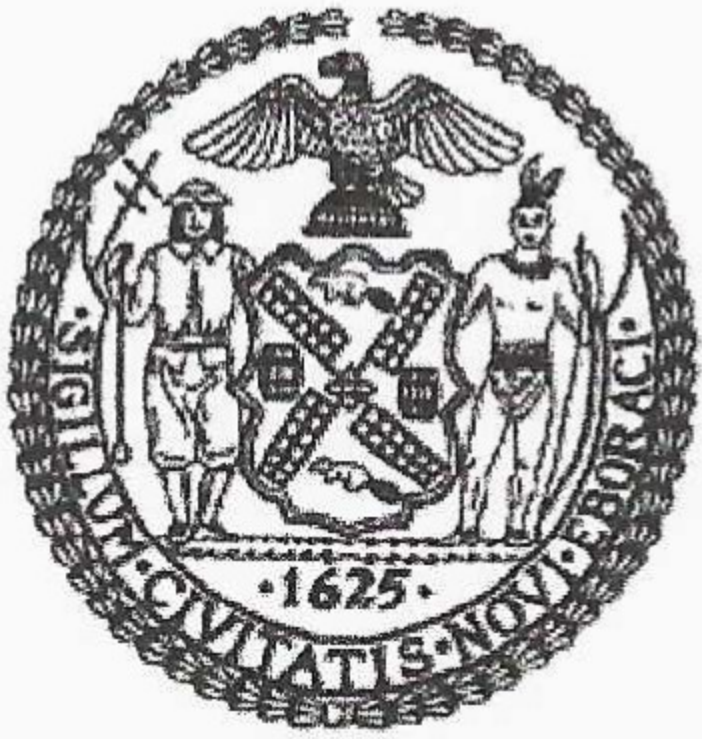
Name: Melinda Shopsin Phone Number: 347-742-7004

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

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

Signed Melinda Shopsin Dated 6/24/2021  
Sworn to this 24<sup>th</sup> day of June 2021 Rosemary A McKenna  
Notary Public





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Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Today's Date: 6/24/21

APPLICANT

- 1. Name of applicant and principle(s): SHOPSIN'S GENERAL STORE INC
2. Premise address: 88 ESSEX ST. STALLS 8+9
3. Cross streets: DELANCEY ST. + BROOME ST.
4. Trade name (DBA): SHOPSIN'S GENERAL STORE
5. Check which you are applying to: [X] New liquor license [ ] Alteration of an existing license [ ] Sale of assets
6. If alteration, describe nature of alteration:
7. Is location currently licensed? [ ] Yes [X] No
8. Type of license:
9. Previous or current use of the location: RESTAURANT
10. Corporation and trade name of current location: SHOPSIN'S GENERAL STORE INC
11. Type of building and number of floors: MIXED RESIDENTIAL + COMMERCIAL
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? [X] Yes [ ] No 12a. What is the permitted occupancy indoors and outdoors?
13. Do you plan to apply for Public Assembly permit? [ ] Yes [X] 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): C6-1
15. How many licensed establishments are within 1 block? 10
16. How many On-Premise (OP) liquor licenses are within 500 feet? 20
17. Is premise within 200 feet of any school or place of worship? [ ] Yes [X] 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 [X] 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): 10Am - 12Am 7 days a week
22. Total number of table: 11 23. Total number of seats: 26
24. How many stand-up bars / bar seats are located on the premise? 1 / 0

(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): SQUARE BAR 7'8"
26. Does premise have a full kitchen?  Yes  No
27. What are the hours kitchen will be open? 10 AM - 11:30 PM 7 days a week
28. What type of food is available for sale? ECCLECTIC DINER FARE
29. Will a manager or principal always be on site?  Yes  No If yes, which? Principle
30. How many employees will there be? 4
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: I PAD + A FEW SMALL SPEAKERS
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? WE OPEN INTO THE MALL
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? WE OPEN INTO THE MALL
42. Do you have sound proofing installed?  Yes  No
43. If not, do you plan to install sound-proofing?  Yes  No

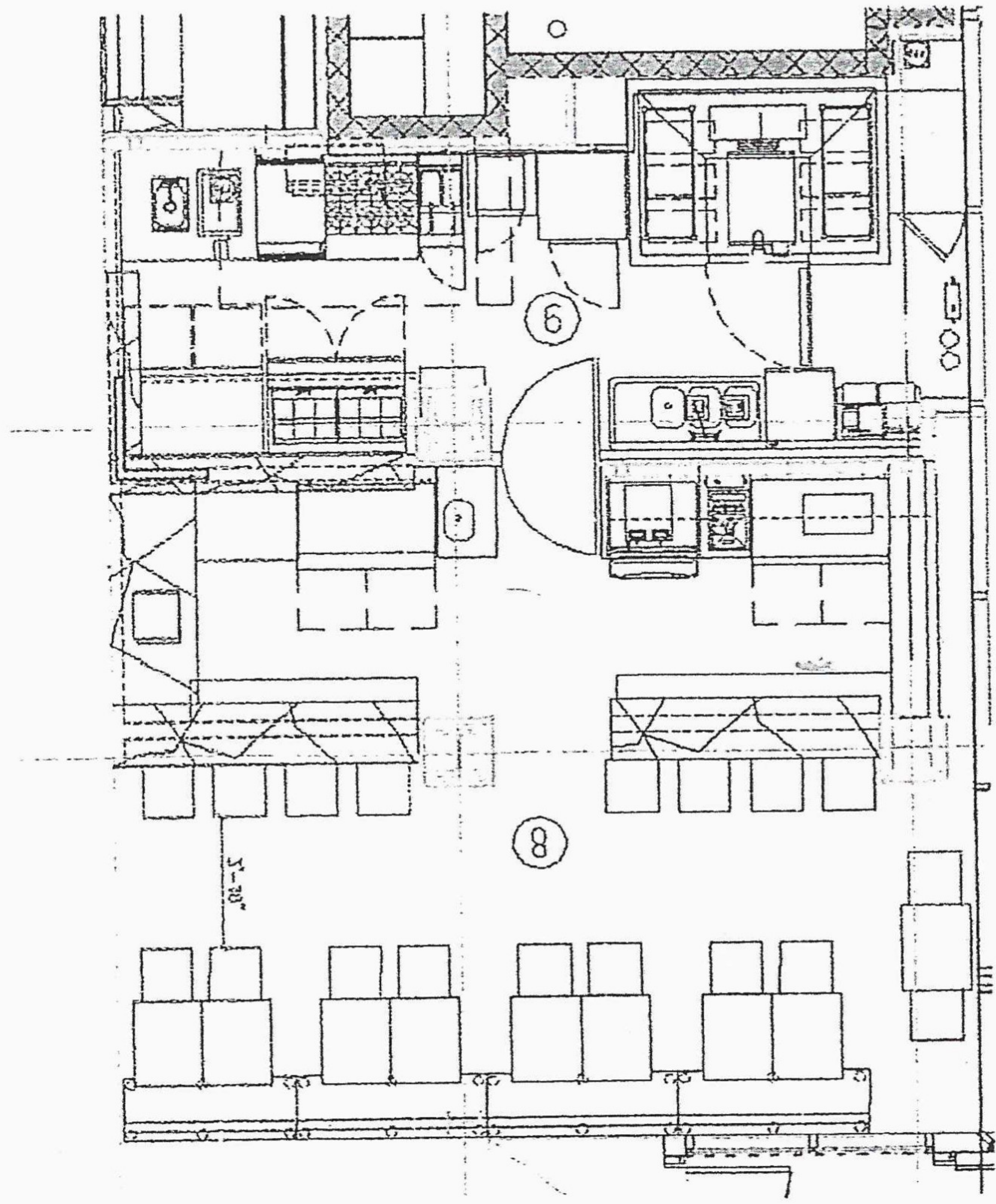
#### APPLICANT HISTORY

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: \_\_\_\_\_
47. Has any principal had work experience similar to the proposed business?  Yes  No If yes, explanation of experience or resume. THE ESTABLISHMENT HAS BEEN OPEN + OPERATING
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.

2  
EQUIPMENT PLAN - VENDOR #8 & #9  
SCALE: 1/4" = 1'-0"



# SHOPSTN'S

**PANCAKELAND** comes with real syrup and butter

**TRIPLE PLAY CHOOSE 3 BASEBALL SIZE PANCAKES 15**

Almond	Chocolatechip	Pecan
Banana	Coconut	Pumpkin
Blueberry	Cranberry	Raspberry
Butterscotch Chip	Dulce Leche	Sun Dried Cherry
Cinnamon ★	Mac'n Cheese ★	White Chocolate



**SPECIAL PANCAKES 8 each**

- Coconut Sweet Rice ★
- Mac'n Cheese w/ Chorizo or Hatch
- Banana Pecan Brown Sugar
- Macadam White Cho.Chocolatechip
- Banana Chocolatechip
- Lemon Ricotta
- Banana Brown Sugar **OREO**

**PANCAKE SANDWICHES**

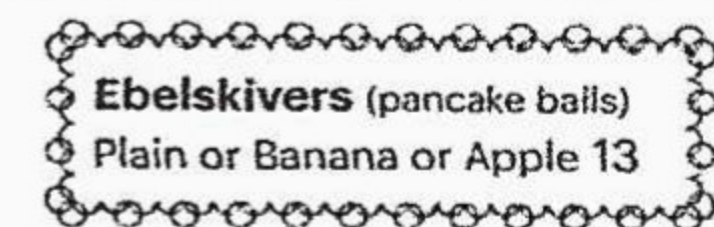
- Moe - Sunnies on 2 Pancakes with Maple Bacon between em 17
- Mo' Betta - Maple Bacon, Scrambled, 2 Mac'n Cheese Pancakes 19 ★
- Cap'n Jack - Chicken Schnitzel, Scrams, 2 Mac'n Jack Pancakes 24

**SLUTTY STUFFED PANCAKES 17**

- Aztec - Avocado Cilantro, Jalapeño/ Lime, Ricotta
- Cookie Puss - Oreo / Marshmallow Fluff Crunch
- Chubby 1 - Mac'n Cheddar / Bacon, Egg, Cheese\*
- Chubby 2 - Mac'n Cheddar / Veggie Saus., Egg, Cheese\*
- Do-Rag - 2 Hatch Chile / Chorizo Mac'n Cheese
- Egypt - Chocolate, Peanut Butter, Marshmallow, Banana
- Iran - Banana, Peanuts, Brown Sugar / Almond Butter
- OG - Peanut Butter, Pumpkin Cinn. Pistachio/ Sweet Ricotta ★
- S'mores - Chocolate Chip / Marshmallow, Nutella, Graham
- Tupelo - Banana Brown Sugar / Bacon, Peanut Butter

**BREAD PUDDING FRENCH TOAST**

- Plain 15
- Banana, Pecan, Brown Sugar 19 ★



**Chicken & Waffles 15**  
add Sausage Gravy 20

**EGGLAND**

- Egg & Cheese on a Roll 7 add:**
- Meat / Avocado / Sauteed Onions +4
- Raw Tomato + 2 - Grilled Tom. + 4
- Eggs + Toast 8
- Make: Poached +1 or Egg Whites +3

**Egg Bomb 13 Eggs, Cheese, Bacon**  
stuffed & sealed in a ciabatta ★

**Omelettes:** with any cheese 10  
add Ingredients + 3 per item  
Veggie Frittata w/ or w/o Cheese 17 ★  
Western Omelette 17

**EGG SPECIAL PLATES:**

- ES1. Scrambled Eggs, Hash Browns, Two Strips Of Bacon, White Toast 13
- ES2. Scrambled, Two Plainpancakes, Hash Browns, Two Strips Bacon 15
- ES3. Scrambled Eggs, Biscuits, Sausage Cream Gravy, Grits 23
- ES5. Scrambled Eggs, 2 Mac'n Cheese Pancakes, Avocado WW Toast 21
- ES7. Banana, Pecan, Brown Sug. Pancake (2), 1/2 Cheese Steak, Scrambles 22

**COUNTRY SCRAMBLES** Pan scrambled sunnies, w/ toast Plain 9

- CS1.Corn, Cheddar, Chorizo, Ciabatta 17 CS2.Pork Saus., Potato, Goat Cheese, White Toast 19 CS3.Veggie Saus., Peas, Swiss, WW Toast 17 CS4. ShredPotato, Onions, Peppers, Corn Tort. 15 CS5.Bacon, Hash Browns, American, Eng. Muff. 16 CS6.Avocado, Spinach, Goat Ch., Corn Bread 15

**NAME PLATES**

- Adobe - Egg Burrito Dome, Coconut Cakes, Cranberry Salsa 24
- Bastard - Eggs, Pastrami Hash, Cheddar, Long Ciabatta Sandwich 19
- Bubba - Crispy Fried Shrimp, Grits, Eggs, Corn Bread 21
- Capri - Egg, Avocado, Tomato Chutney, Jack, Quesadilla 19
- Diego - Poached Eggs, Poutine (Curds, Waffle Fries, Gravy) 17
- G.O.A.T. - Goat cheese Ova scrambs, w. Avocado, Tomato & greens 12 ☉
- Greenie - Egg Stuffed Avocado, Chorizo Cilantro Salsa 19
- Hunky Dory - Hoisin Duck Tempura, Spicy Mac, Eggs, Toast 21
- Junior - Bbq Pork, Mac'n Cheese, Eggs, Toast 18
- Minda - Egg Whites, Turkey Bacon, Cheddar, English Muffin 14
- Mommy - Eggs, Cinnamon Raisin French Toast, Pork Sausage 18
- Oleg - BBQ Pork, Hatch, Cilantro, Cubed Toast, Poached Eggs 22
- Ova - Poached Eggs Over Bacon Cheese Grits, Toast 17
- Ping - Corn Tortilla Quesadilla / Eggs, Beans, Cheese, Cilantro 16
- Sigh - Potato Latkes Sandwich, Egg, Cheese, Bacon 21
- Shirley - 3 Poached on Cubed BLT (w/ or w/o mayo?) 17
- So Good - Triple Decker French Toast Grilled Cheese, Poached 18
- Squaw - Eggs, Bacon, Onions, Peppers, Cheese, Toast 17 ★
- Strider - Maple Veg Sausage, Eggs, Avocado, Eng Muffin 18
- Zackzuka - Sizzling Chorizo, Eggs, Cilantro, Peppers w/ Toast or Tortilla 21
- Zakstack - Crisp Tortillas, Eggs, Chili, Chorizo, Guacamole 24
- Zebra - Egg Whites, Veggie Links, Black Beans, Rice 16 ☉
- Zesty - Bbq Duck Egg Sliders Mini-Mac'n Cheese Pancakes 23

**The OG Pete** Broil. Jalapeño Garlic Jack Ciabatta, Scallions, 3 Poach 16

- Pete Moss** - Veggie Sausage, Tomato, Scallions 18
- Santana Pete** - Chorizo, Hatch Chiles, Cilantro 22 ★
- Sneaky Pete** - Bacon Crumbles, Tomato Dice 18
- Wiggly Pete** - Pork Sausage, Tomato Dice 20

**SIDES**

- Bacon (Pork or Turkey) 5
- Maple Glaze Bacon (Pork) 6
- Sausage (Pork or Veg.) or Chorizo 5
- Zack's Veggies 8 ★
- Grits 5 Cheese Grits 7
- Toast 5

- Hash Browns (fried not griddled) 6
- Waffle Fries 6
- Smash Browns w/ Onions 6
- Latkes or Tater tots 11
- Poutine:Waff Fries, Curds, Gravy 14 ★
- BB Jalapeño Garlic Jack Bread 8

**Mount Fuji 21 ☉**  
Poached Eggs,  
Asian Veg., Grits

★ = Family Faves  
☉ = Vegan or request  
☉ = healthy

**TEXMEX BREAKFAST**

- Huevos Rancheros - Eggs, Chedda, Veg., Corn Tortillas 21 add meat +5
- Breakfast Egg Burrito 10 / add Bacon / Chorizo / Bbq Pork/Veg Saus. +5
- Chorizo Open Omelet - Peppers, Potato, Onions, Cheddar, Toast 19 ★
- Egg Nachos - Cheese, Beans, Tortillas 16 + Chili 21
- Encachuata - Eggs, Chipotle, Tomato Peanut Mole Enchiladas 24
- Chilaquilles - Tortillas, Eggs, Cabbage, Beans, Kale, Cilantro 16 ★
- Blisters on My Sisters Broil Chedda over Sunnies, Peppers, Beans, Collards, Onions, Tomato, Rice, on Corn Tortillas 15 ☉ ★
- Add Bacon, Sausage, Chorizo, brisket, Etc + 4
- Fidel Blisters - Chorizo, Kale, Chipot Enchiladas, Sunnies, Chedda 25 ★

**SANDWICHES**

- BBQ - Pork Or Beef, Cole Slaw, Roll 12
- BLT - Bacon, Lettuce, Tomato, Toast (w/ or w/o mayo?) 12
- Chaz - White Turkey, Cranberry Sauce, Cole Slaw on Ciabatta 15 ☉
- Chicken Parm - Mozzarella, Marinara on Ciabatta 19 ★
- Cornbeef or Pastrami Reuben Hash, Kraut, Swiss 17
- Daniel - Grilled Chicken, Chili, Jack Garlic Bread 19
- Eve - Feta, Avocado, Lime, Cilantro, Whole Wheat Toast 13
- Gallant - Turkey, Bacon, Avocado, Cranberry Mayo 17 ★
- Gidget - Tuna, Avocado, Bacon, Tomato Pesto Bread 17
- Goy Boy- Bbq Maple Pork, Caramelized Onions, Jack 18
- Gulf Pride - Bbq Shrimp, Avocado, Cheddar Garlic Bread 18 ★
- Highschool - Hot Turkey, Sausage Walnut Stuffing, Cranberry, Gravy 25
- JEWSKY - Spicy Bbq Brisket, Caramelized Onions, Swiss 19 ★
- Luke's Duck - Crispy Onions, Avocado, Coriander Ciabatta18
- 'Merican - Panko Fried Chicken, Bacon, LTO, Mayo 18
- Philly Cheesestake - Swiss or American cheese? Caramelized Onions 17
- Po'boy - Panko Fried Shrimp, Tartar, Lettuce, Tomato, Onion 19
- Presto - Grilled Chicken, Bacon, Mozzarella, on Pesto Ciabatta 16
- Prozack -Brisket Bbq, Hatch Chile, Jack, Garlic Bread 17
- Rooster - Chicken Salad, Jack Garlic Bread, Avocado 17
- Grilled Chicken or Roast Turkey on Toast + Lto? 12 ☉
- Sloppy Joe - Ground Beef, Tomato 9 (+ 3 w. Macaroni)
- Thor's Hammer - Brisket, Chorizo, Jack, Peppers, Onion 21
- Thunderbay - Tuna, Olives, Avocado, Lto, Choice of toast 17
- Toy - Panko Chicken, Avocado, Chipotle, Spinach, Ciabatta 18
- Tuna Melt - Open Faced with Grilled Tomato 15
- Yuzu Mama - Spicy Yuzu Pork w. Cilantro, Lettuce, Red Onion 15

**TEXMEXY**

- Chili (Beef) w/ Chips and Cheese - Onions? 16
- Avocado Guacamole with Fresh Tortilla Chips 12
- Burrito - pick: Chicken / Bbq Pork / Beef / Chorizo 14
- Kenny's Roll Up - Chili Cheese in a Flour Tortilla 11
- Enchiladas - Veggie or Chili 14 Chorizo or Chicken 19
- Pecan Char-Grilled Chicken Wild Rice Cream Enchiladas 27 ★
- Love Me Tender Tacos 3 Fried Chicken Soft Tacos W. Cilantro & Onion 16

**Hot Bird Box 19**  
Fried chix, Ran-  
chero dirty jerk  
rice, sauteed  
green beans +  
bottle of water

**BURGERS**

- Sliders - 3 Mini-Cheeseburgers Caramelized Onions 13 ★
- add stuff: Bacon / Avocado / Chili / Hatch + 4
- sliders on: Mini-Mac'n Cheese Pancakes + 7 Make: impossible "meat" +2
- Patty Melt - Burger, Grilled Onions, Cheese, Rye Toast 16
- Cheeseburger - Flame Broiled 13.50 +Lettuce, Tomato, Onion, Fries 16
- Bobcat Burger - Hatch Chile, Cheddar 17
- Loco Moco - Burger, Grilled Onion Gravy, Rice, Egg 17 ★

**CHEESY**

- ZACK'S MAC'N CHEESE**
- Plain 9 Hatch / Chipotle / Bacon 12
- Grilled Cheeeeeeeeeese on any Toast 9
- add: Bacon or Avocado, +4
- Post Modern - One Slice Bread, 2 Cheese Crust 10 ★
- Deka - Maple Glazed Bacon Cheddar White Toast 12

**Patsy's Cashew Chicken 24**  
Scallions w/ a Soy  
Lemon Glaze Over  
Rice ★

**COMBOS**

- Mini Main + Side 14**
- Combo 1. Grilled Cheese and Tomato soup
- Combo 2. Mac & Cheese pan Maple glazed bacon or veggie sausage
- Combo 3. Mini Chix Parm + String beans
- Combo 4. Avocado toast + Chipolte BlackBean Soup
- Combo 5. Sloppy Joe + Fresh Potato Chips

**Turkey Dinner 20**  
Turkey, Gravy, Cranberry  
Sauce, Baked Potato ★

**Avocado  
Toast 13 ☉**

**SOUPS**

- 1.African Green Curry, Nut Butter, Kale, Cello Noodles 20 ★ ☉ ☉
- 3.Brazil Flame Grill Chicken, Peppers, Burnt Garlic, Rice 24 ★
- 7.Tomato Cream Soup, Big Cheese GROUTONS 16
- 8.Chicken Tortilla Avocado 19 ☉ ★
- 11.Matzoh Ball, Dill Chicken Broth 12
- 13.Senegalese Chicken Curry, Potato, Apple, Coconut 19
- 14.Vegetarian Black Bean, Chipotle, Over Corn Hay 15 ☉ ☉

**Asian ☉**  
Cashew ☉  
Veggies over Wild  
Rice 18

- Coffee to Stay 3 (bottomless)
- Coke or Diet Coke 1.75
- Seltzer 1.75 Ice Tea 2.50
- Bottled Water 1.75
- Ice Tea w. Frozen Fruit 5 (Raspb. or Mango)
- Chocolate Egg Cream 5 ★(or Vanilla or Orange)

**Fresh Squeezed OJ 5**

- Malted Shake 8 pick from:**
- Avocado / Banana / Blue-  
berry / Chocolate / Coco-  
nut / Coffee / Nutella Fluff  
/ Peanutbutter /Pumpkin /  
Raspberry/ Vanilla

LMCDB