

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

Paul Rangel, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, Chin Keung Mong, as a qualified representative of MSC Hospitality LLC located at 224 East 10th 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 Closed; Tue Closed; Wed Closed; Thu 5pm - 11:30pm; Fri 5pm - 11:30pm; Sat 5pm - 11:30pm; Sun 5pm - 11:30pm.

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

- 3. I may apply for sidewalk and/or roadbed dining as allowed by the temporary Open Restaurants program but will close all outdoor dining by 10:00pm all days and not have any music, speakers or tv monitors.
4. I will close any front or rear facade doors and windows at 10:00 P.M. every night or when amplified sound is playing...
5. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than private parties per.
6. I will play ambient recorded background music only. number of TVs
7. 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.
8. I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
9. I will not apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.
10. I will not participate in pub crawls or have party buses come to my establishment.
11. I will not have unlimited drink specials, including boozy brunches, with food.
12. 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 -
13. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
14. I will conspicuously post this stipulation form beside my liquor license inside of my business.
15. 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.

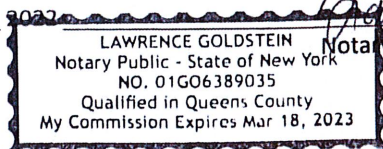
Name: Chin Keung Mong Phone Number: 9177179747

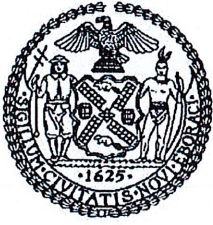
16. I will:

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

Signed Sworn to this 23rd day of February

Dated 02/23/2022 Lawrence Goldstein 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: 2/24/2022

APPLICANT

1. Name of applicant and principle(s): Masahiro Kuniya, Chin Keung Mong
2. Premise address: 224 E 10th St., New York, NY 10003
3. Cross streets: Between 1st ave, 2nd ave
4. Trade name (DBA): Hard to Explain
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: Wine and Beer License
9. Previous or current use of the location: Restaurant
10. Corporation and trade name of current location: THE ATHENIAN NYC INC., d/b/a The Athenian
11. Type of building and number of floors: Residential, Class A, 6 floors
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? 74
*pending
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): R8B
15. How many licensed establishments are within 1 block? 7
16. How many On-Premise (OP) liquor licenses are within 500 feet? 41
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: Wine and beer bar
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): Wed - Sun: 5pm to 12 AM
22. Total number of table: 2 23. Total number of seats: 4
24. How many stand-up bars / bar seats are located on the premise? 1 stand up bar; 5 bar seats
 (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-shape bar
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? 5pm to 12pm
28. What type of food is available for sale? Tapas, bar snacks, cheese board
29. Will a manager or principal always be on site? Yes No If yes, which? Masahiro Kuniya
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: Vinyl/Records
35. What will be the music volume? Background (quiet) Entertainment level
36. Please describe your sound system: Turntables
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? _____
We will make sure crowds will not block the sidewalks or create too much noise. However, we do not anticipate traffic or crowding due to the method of operation & the size of the space.
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 will keep the music class and played at an ambient level only.
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): High Low Beverage Company
45. Address: 295 Wyckoff Ave, Brooklyn, NY 11237 45a. Community Board Brooklyn CB 4
46. Dates of operation: 2020- present
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.

ATTENTION RESIDENTS & NEIGHBORS

MSC Hospitality LLC/Chin Meng (917)717-9747

plans to open a

at the following location

This establishment is seeking a license to serve BEER & WINE

Chin Meng (917)717-9747

Contact the Applicant or COMMUNITY BOARD 3 With any questions or concerns

ATTENTION RESIDENTS & NEIGHBORS
第3社區居民 請注意

MSC Hospitality LLC / Chin Meng (917)717-9747

Plans to open a (此處將開設之酒牌申請地點)

224 East 10th Street, New York, NY 10003

seeking a license to serve (此處正尋求酒牌申請)

Beer & Wine

請向申請人或第3社區委員會 查詢任何問題或疑慮

NEIGHBORING RESIDENTS
VECINOS DE LA COMUNIDAD

MSC HOSPITALITY LLC/ Chin Meng (917)717-9747

Plans to open a

224 East 10th Street, New York, NY 10003

Seeking a license to serve

Beer & Wine

AL COMMUNITY BOARD 3
En la JUNTA COMUNITARIA 3



