



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, Teeradej Naruenartwanich, as a qualified representative of Three Roosters Chinatown LLC, located at 23 Pell Street, New York, NY agree to the following stipulations:

- 1. I will operate a full-service restaurant, specifically a (type of restaurant) Thai Food. Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be: Mon 11 AM-11 PM; Tue 11 AM-11 PM; Wed 11 AM-11 PM; Thu 11 AM-11 PM; Fri 11 AM-12 AM; Sat 11 AM-12 AM; Sun 11 AM-11 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 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. -Please indicate one of the above- Monday- Thursday 3PM- 7PM
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: Teeradej Naruenartwanich Phone Number: (917) 435-2560

16. I will:

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.
Teeradej Naruenartwanich Signed
Sworn to this 25th day of May 2022
April 26, 2022 Dated
AUGUSTO MADERA NOTARY PUBLIC-STATE OF NEW YORK No. 01MA6366602
Notary Public Qualified in New York County My Commission Expires 10-30-2025



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**Community Board 3 Liquor License Application Questionnaire**

Today's Date: April 25, 2022

**APPLICANT**

1. Name of applicant and principle(s): Teeradej Naruenartwanich
2. Premise address: 23 Pell Street, New York, NY
3. Cross streets: Doyer Street and Mott Street
4. Trade name (DBA): Three Roosters + Thai Chicken and Rice Noodle Bar
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: Restaurant Beer and Wine
9. Previous or current use of the location: Full Service Restaurant
10. Corporation and trade name of current location: Pell 23 Inc
11. Type of building and number of floors: Mixed- use 2 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? under 74
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): c6-1
15. How many licensed establishments are within 1 block? 6
16. How many On-Premise (OP) liquor licenses are within 500 feet? 2
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: Restaurant Beer and Wine
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): Sunday- Thursday 11AM- 11 PM Friday and Saturday 11AM-12 AM
22. Total number of table: 6 23. Total number of seats: 28
24. How many stand-up bars / bar seats are located on the premise? 1, ground floor  
 (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): 1, bar ground floor, oval shape 10 seats
26. Does premise have a full kitchen?  Yes  No
27. What are the hours kitchen will be open? Sunday-Thursday 11Am-11PM, Friday-Saturday 11AM-12AM
28. What type of food is available for sale? Thai food
29. Will a manager or principal always be on site?  Yes  No If yes, which? \_\_\_\_\_
30. How many employees will there be? 5-6
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: 2-4 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? \_\_\_\_\_
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? \_\_\_\_\_  
There is a parking garage down the block.
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? \_\_\_\_\_  
Background music will only be played.
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): Kenny Vuong
45. Address: 23 Pell Street, New York NY 45a. Community Board Manhattan CB 3
46. Dates of operation: 10/2020
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.