



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, Tythien Trans, as a qualified representative of Kitchen Co Ut Inc
located at 85 Chrystie 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 11am-10pm; Tue 11am-10pm; Wed 11am-10pm; Thu 11am-10pm; Fri 11am-10pm; Sat 11am-10pm; Sun 11am-10pm.
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 10:00 p.m. 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, including but not limited to DJs, live music and live nonmusical performances.
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. 1 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.
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: Tythien Trans Phone Number: (646) 247-7445

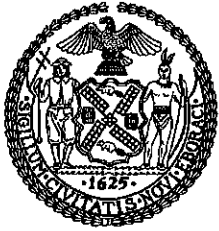
16. I will:

I hereby certify that the information provided above is truthful and accurate based upon my personal belief. 7/26/2022

Signed Sworn to this 27th day of July 2022

Dated Notary Public

FRANK W. PAOLO
Notary Public, State of New York
No. 24-6744-2
Qualified in Kings County
Commission Expires April 2019



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Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: July 25, 2022

APPLICANT

1. Name of applicant and principle(s): Kitchen Co UT Inc/Tythien Trans and Long Dang
2. Premise address: 85 Chrystie Street
3. Cross streets: Bleecker Street and West 4th Street
4. Trade name (DBA): Kitchen Co Ut
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: _____
9. Previous or current use of the location: Previously a restaurant
10. Corporation and trade name of current location: vacant
11. Type of building and number of floors: 6 story brick
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? 133
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): C 6 - 1 G
15. How many licensed establishments are within 1 block? See attached
16. How many On-Premise (OP) liquor licenses are within 500 feet? See attached
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: Vietnamese Restaurant
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): 11:00 am - 10:00 pm; 7 days per week
22. Total number of table: 29 23. Total number of seats: 58
24. How many stand-up bars / bar seats are located on the premise? 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): n/a
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? All hours of operation
28. What type of food is available for sale? Vietnamese
29. Will a manager or principal always be on site? Yes No If yes, which? Both
30. How many employees will there be? 15-20
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: Computer generated with 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? _____
One employee will be designated to insure that crowds do not congregate on the sidewalk
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? Interior-
noise will be carefully monitored and only true background noise music, that does not interfere with conversation, will be played
42. Do you have sound proofing installed? Yes No Exterior - One employee will be designated
to insure that front of these premises do
not become noisy.
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.
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.