



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, RONALD YAN, as a qualified representative of Crispy Duck and Nice Wine LLC,

located at 28 Canal Street, New York, NY agree to the following stipulations:

- I will operate a full-service restaurant, specifically a (type of restaurant) CANTONESE RESTAURANT,  
 Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:  
 Mon 11:00am - 11:00pm; Tue 11:00am - 11:00pm; Wed 11:00am - 11:00pm;  
 Thu 11:00am - 11:00pm; Fri 11:00am - 11:00pm; Sat 11:00am - 11:00pm; Sun 11:00am - 11:00pm.

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

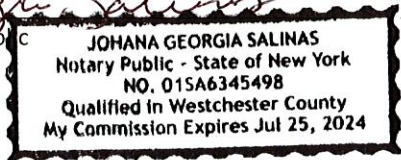
- I may apply for sidewalk and/or roadbed dining as allowed by the temporary Open Restaurants program but will close all outdoor dining by 10:00 p.m. all days and not have any music, speakers or tv monitors. I will not have commercial use of backyard, sideyard, or rooftop. Any approved outdoor space will close no later than 10:00 p.m.
- 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 \_\_\_\_\_ private parties per \_\_\_\_\_.
- I will play ambient recorded background music only. 0 number of TVs.
- 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 apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.
- 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: Ronald Yan Phone Number: (512) 947-2912

16.  I will: \_\_\_\_\_

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

Signed [Signature] Dated 3/2/2023  
 Sworn to this 2nd day of March 2023 Johana Georgia Salinas  
 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: 2/28/2023

**APPLICANT**

1. Name of applicant and principle(s): Crispy Duck and Nice Wine LLC
2. Premise address: 28 Canal Street, New York, NY 10002
3. Cross streets: b/w Essex Street & E. Broadway
4. Trade name (DBA): TBD
5. Check which you are applying to:  New liquor licence  Alteration of an existing license  Sale of assets  
**(BEER AND WINE ONLY)**
6. If alteration, describe nature of alteration: N/A
7. Is location currently licensed?  Yes  No
8. Type of license: Wine, Beer & Cider only
9. Previous or current use of the location: RESTAURANT
10. Corporation and trade name of current location: N/A
11. Type of building and number of floors: Mixed Residential and Commercial; 5 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? 20
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): C6-2
15. How many licensed establishments are within 1 block? 9
16. How many On-Premise (OP) liquor licenses are within 500 feet? 18
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
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):  
MON - SUN 11am - 11pm      22. Total number of table: 10      23. Total number of seats: 24



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? Cantonese
29. Will a manager or principal always be on site?  Yes  No If yes, which? Ronald Yan
30. How many employees will there be? 6
31. Do you have or plan to install  French doors  accordion doors or  windows? N/A
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: Recorded Music
35. What will be the music volume?  Background (quiet)  Entertainment level
36. Please describe your sound system: SONOS speaker
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? \_\_\_\_\_  
Applicant will ensure there will be no wait lines by taking reservations in advance to avoid any crowds.
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? Applicant will train staff to ensure that volume is in compliance with all local laws and regulations.
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): See rider attached
45. Address: \_\_\_\_\_ 47. Community Board # 3
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. See Rider attached
48. Does any principal have other businesses in this area?  Yes  No If yes, give trade name and describe type of business: KSSWINE LLC d/b/a Parcelle 135 DIVISION ST STORE C NEW YORK, NY 10002
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.

Rider to Manhattan CB 3 Liquor License Application Questionnaire  
Crispy Duck and Nice Wine LLC

Applicant History

#44-45. Name & Address of Establishments:

- KSSWINE LLC d/b/a Parcelle Wine; Serial #1302013; 509-511 W 38<sup>th</sup> St, New York, NY 10018  
Since: 3/2018 - Present
- KSSWINE LLC d/b/a Parcelle Wine; Serial # 1340567; 135 Division St, Store C, New York, NY 10002;  
Since: 6/2022 – Present

#47. Principal Work Experience

- Name: Grant Reynolds  
Employer: KSSWINE LLC  
Position: LLC Managing Member  
Address: 509-511 W 38<sup>th</sup> St, New York, NY 10018  
Type: Wine Shop  
From: 4/2017 - Present
- Name: Grant Reynolds  
Employer: Kennedy Organic LLC  
Position: Wine Director  
Address: 5 King St, New York, NY 10012  
Type: Restaurant  
From: 12/2012 - 4/2017



Chef Ron Yan Menu for 28 Canal St.

Baby leek pancakes  
Seasonal veggies in the wok  
Cabbage Wedge and chili crisp  
Jellyfish head  
Crispy duck skin

Grilled prawns, mala salt  
Steamed whole fish, Hong Kong style  
Buddha jumping over the wall  
Steamed rice with caviar

Popcorn chicken with hot dried peppers  
Steamed sausage over rice and soy sauce  
Peking duck

Duck Fried rice  
Leek fried rice  
Steamed rice

*If this menu gets leaked to Eater. We're still working on it but this is the jist.*





**ATTENTION RESIDENTS & NEIGHBORS**

**Crispy Duck and Nice Wine LLC**  
plans to open a  
**Restaurant**  
at the following location  
28 Canal Street, New York, NY 10002  
This establishment is seeking a license to serve  
**Wine & Beer**

Contact the Applicant or **COMMUNITY BOARD 3**  
With any questions or concerns.  
Info@cb3manhattan.org www.cb3manhattan.org

**NEIGHBORING RESIDENTS  
VECINOS DE LA COMUNIDAD**

**Crispy Duck and Nice Wine LLC**  
Plans to open a  
**Restaurant**  
28 Canal Street, New York, NY 10002  
Seeking a license to serve  
**Wine & Beer**

En la **JUNTA COMUNITARIA 3**  
SLA & DCA Licensing  
Committee Meeting  
de Licencia del SLA y del DCA

**ATTENTION RESIDENTS & NEIGHBORS  
第3社區居民 請注意**

**Crispy Duck and Nice Wine LLC**  
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seeking a license to serve  
**Wine & Beer**

在 **第3社區委員會**  
SLA & DCA 執照  
委員會會議