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, ____________, as a qualified representative of ____________, located at ____________, 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 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)

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. I will not have commercial use of backyard, sideyard, or rooftop. Any approved outdoor space will close no later than 10:00 p.m.

4. 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.

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.

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: ____________ Phone Number: ____________

16. I will:

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

Signed ___________________________ Dated 3/1/2023
Sworn to this ___________ day of ___________ 2023

______________________________
Notary Public

JOHANA GEORGINA SALINAS
Notary Public - State of New York
No. 015A6345498
Qualified in Westchester County
My Commission Expires Jul 25, 2024
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

Revised: October 2016
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 □ Yes □ No accordian 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 □ 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 Parcette 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 38th 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 38th 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.