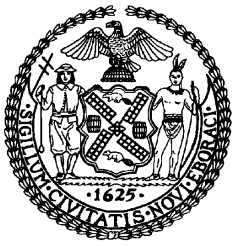


ENTITY TO BE FORMED BY SELWYN CHAN
46 BOWERY (AKA 14-16 ELIZABETH ST.)
NEW YORK, NY 10013

MANHATTAN COMMUNITY BOARD 3



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

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Please bring the following items to the meeting:

NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.

- ☒ Photographs of the inside and outside of the premise.
- ☒ Schematics, floor plans or architectural drawings of the inside of the premise.
- ☒ A proposed food and or drink menu.
- ☐ Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- ☐ Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website:
http://www.nyc.gov/html/mancb3/html/communitygroups/community_group_listings.shtml
- ☐ Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

Check which you are applying for:

- ☒ new liquor license ☐ alteration of an existing liquor license ☐ corporate change

Check if either of these apply:

- ☐ sale of assets ☐ upgrade (change of class) of an existing liquor license

Today's Date: APRIL 24, 2023

If applying for sale of assets, you must bring letter from current owner confirming that you are buying business or have the seller come with you to the meeting.

Is location currently licensed? ☐ Yes ☒ No Type of license: N/A

If alteration, describe nature of alteration: N/A

Previous or current use of the location: _____

Corporation and trade name of current license: N/A

APPLICANT:

Premise address: 46 BOWERYAKA 14-16 ELIZABETH STREET

Cross streets: BAYARD AND CANAL STREETS

Name of applicant and all principals: SELWYN CHAN

Trade name (DBA): PENDING

PREMISE:

Type of building and number of floors: MIXED-USE, 3 FLOORS

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages?

(includes roof & yard) ☐ Yes ☒ No If Yes, describe and show on diagram: n/a

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? ☒ Yes ☐ No What is maximum NUMBER of people permitted? 74

Do you plan to apply for Public Assembly permit? ☐ Yes ☒ No

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): C6-1G

PROPOSED METHOD OF OPERATION:

Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☒ No

If yes, please describe what type: n/a

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) MONDAY-SUNDAY 12:00 PM - 2:00 AM

Number of tables? 1 FOOD COUNTER Total number of seats? 12

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)

Describe all bars (length, shape and location): -

Does premise have a full kitchen ☒ Yes ☐ No?

Does it have a food preparation area? ☒ Yes ☐ No (If any, show on diagram)

Is food available for sale? ☒ Yes ☐ No If yes, describe type of food and submit a menu

What are the hours kitchen will be open? SAME AS HOURS OF OPERATION

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? MANAGER

How many employees will there be? 8-10

Do you have or plan to install ☐ French doors ☐ accordion doors or ☒ windows?

Will there be TVs/monitors? ☐ Yes ☒ No (If Yes, how many?)

Will premise have music? ☒ Yes ☐ No

If Yes, what type of music? ☐ Live musician ☐ DJ ☐ Juke box ☒ Tapes/CDs/iPod

If other type, please describe N/A.

What will be the music volume? ☒ Background (quiet) ☐ Entertainment level

Please describe your sound system: CROWN BBX & JBL SYSTEM, LOW LEVEL

Will you host any promoted events, scheduled performances or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? NO

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. (Please do not answer "we do not anticipate congestion.")

Will there be security personnel? ☐ Yes ☒ No (If Yes, how many and when) _____

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans.

Do you have sound proofing installed? ☒ Yes ☐ No

If not, do you plan to install sound-proofing? ☒ Yes ☐ No

APPLICANT HISTORY:

Has this corporation or any principal been licensed previously? ☒ Yes ☐ No

If yes, please indicate name of establishment: CHIKARASHI ISSO / MUSASHIYA NYC LLC

Address: 38 RECTOR ST / 46 BOWERY Community Board # 1 / 3

Dates of operation: BOTH ARE CURRENT

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume.

Does any principal have other businesses in this area? ☒ Yes ☐ No If Yes, please give trade name and describe type of business JAPANESE RESTAURANT WITH BAR

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, if any.

Attach a separate diagram that indicates the location (**name and address**) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate **Bar**, **Restaurant**, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

LOCATION:

How many licensed establishments are within 1 block? 4

How many On-Premise (OP) liquor licenses are within 500 feet? 6

Is premise within 200 feet of any school or place of worship? ☐ Yes ☒ No

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. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary).

We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.

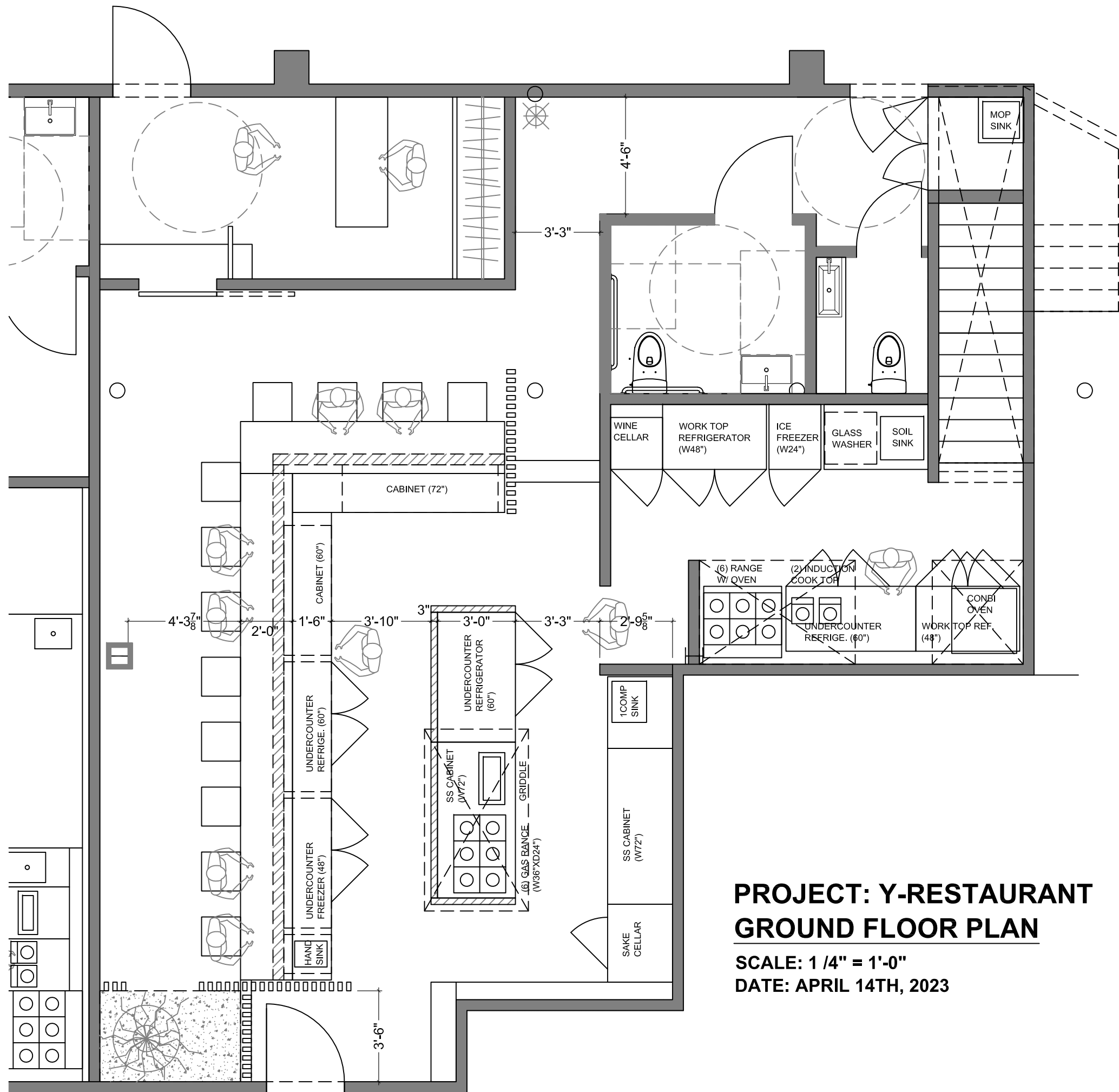
1. My license type is: ☐ beer & cider ☐ wine, beer & cider ☒ liquor, wine, beer & cider
2. ☒ I will operate a full-service restaurant, specifically a (type of restaurant)
JAPANESE restaurant, or
☐ I will operate a _____,
☒ with a kitchen open and serving food during all hours of operation OR ☐ with less than a full-service kitchen but serving food during all hours of operation OR ☐ Other

3. My hours of operation will be:
Mon 12:00 PM - 2:00 AM ; Tue 12:00 PM - 2:00 AM ; Wed 12:00 PM - 2:00 AM ;
Thu 12:00 PM - 2:00 AM ; Fri 12:00 PM - 2:00 AM ; Sat 12:00 PM - 2:00 AM ;
Sun 12:00 PM - 2:00 AM . (I understand opening is "no later than" specified opening hour,
and all patrons are to be cleared from business at specified closing hour.)
4. ☒ I will not use outdoor space for commercial use OR
☐ My sidewalk café hours will be _____
5. ☐ I will employ a doorman/security personnel: _____
6. ☒ I will install soundproofing, _____
7. ☐ 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, or during unamplified live performances or televised sports.
☒ 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, or during unamplified live performances or televised sports.

8. I will not have ☒ DJs, ☒ live music, ☒ promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☐ more than _____ DJs per _____, ☒ more than 15 private parties per YEAR, 0 number of TVs.
9. ☒ I will play ambient recorded background music only.
10. ☒ 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.
11. ☐ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12. ☒ I will not participate in pub crawls or have party buses come to my establishment.
13. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
14. ☒ I will not have a happy hour or drink specials with or without time restrictions OR ☐ I will have happy hour and it will end by _____.
15. ☒ I will not have wait lines outside. ☐ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. ☒ 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: SELWYN CHAN

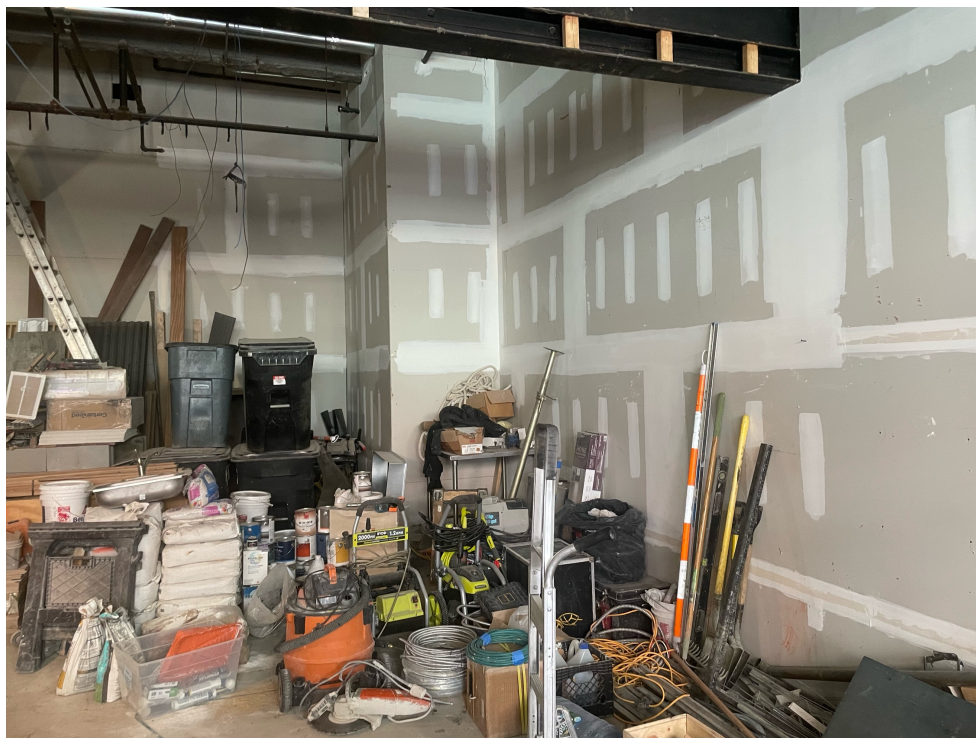
Phone Number: _____



PROJECT: Y-RESTAURANT GROUND FLOOR PLAN

SCALE: 1 / 4" = 1'-0"

DATE: APRIL 14TH, 2023



46 Bowery

Menu

13-Course Yakitori Omakase \$150

Amuse Grilled Tomato

Owan - Chicken Soup

Seafood Scallop, Uni & Matsutake Mushroom

Chicken Pate Monaka

Organic Chicken Yakitori — Selection of Liver, Tenderloin, Hearts, Neck, Chicken
Oyster, Wings, Skin, Hatsumoto, Breast, Meatball w/yolk, Donko Shiitake, Potato

Rice Soboro

Dessert - Hojicha Creme Brûlée

Supplements: A5 Wagyu beef \$30, Additional Skewers \$6 each

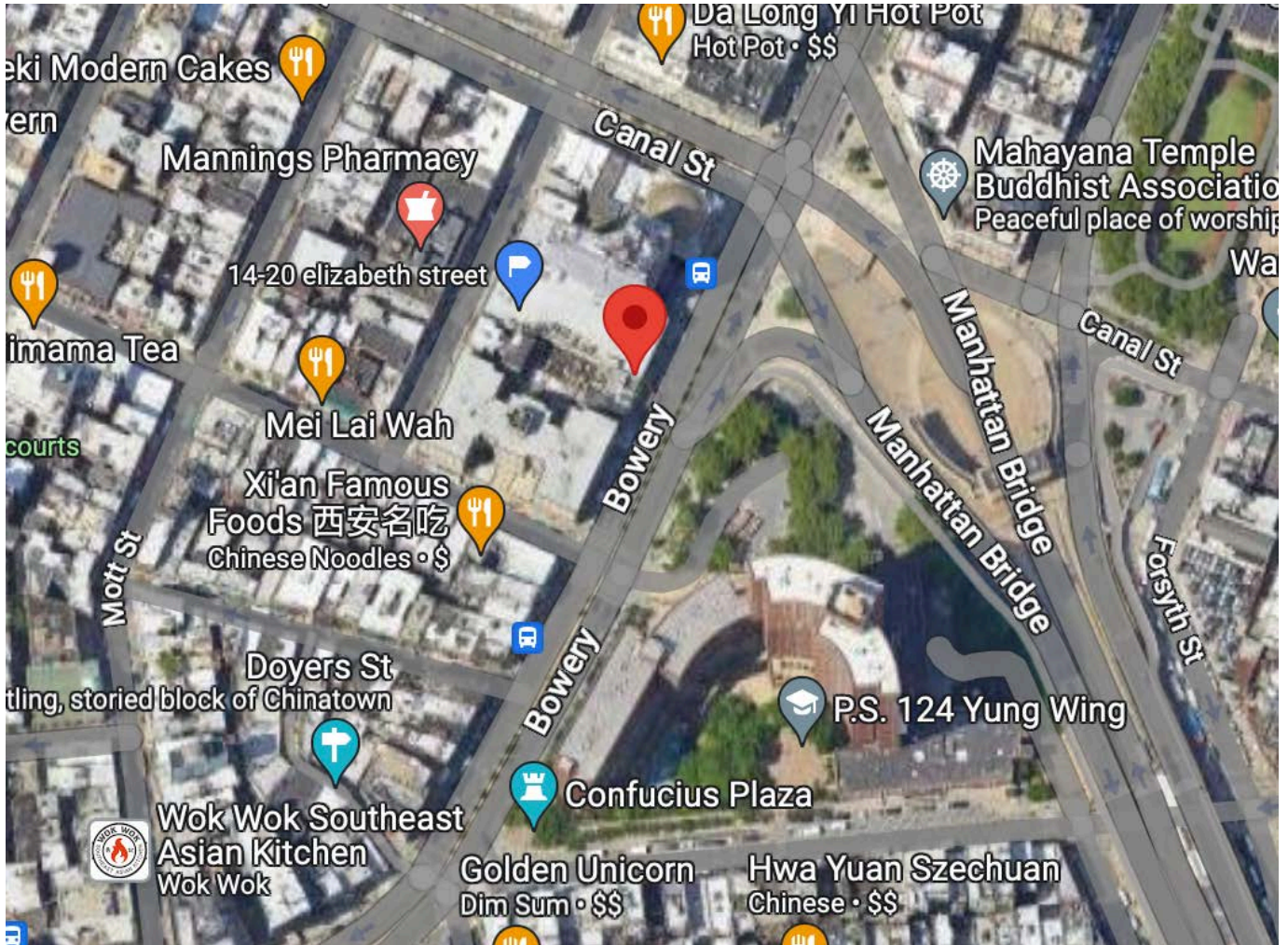
Beverages:

Draft Beer, Sake, Wine, Cocktails, and Digestifs

Hot & Iced Teas, Soft Drinks

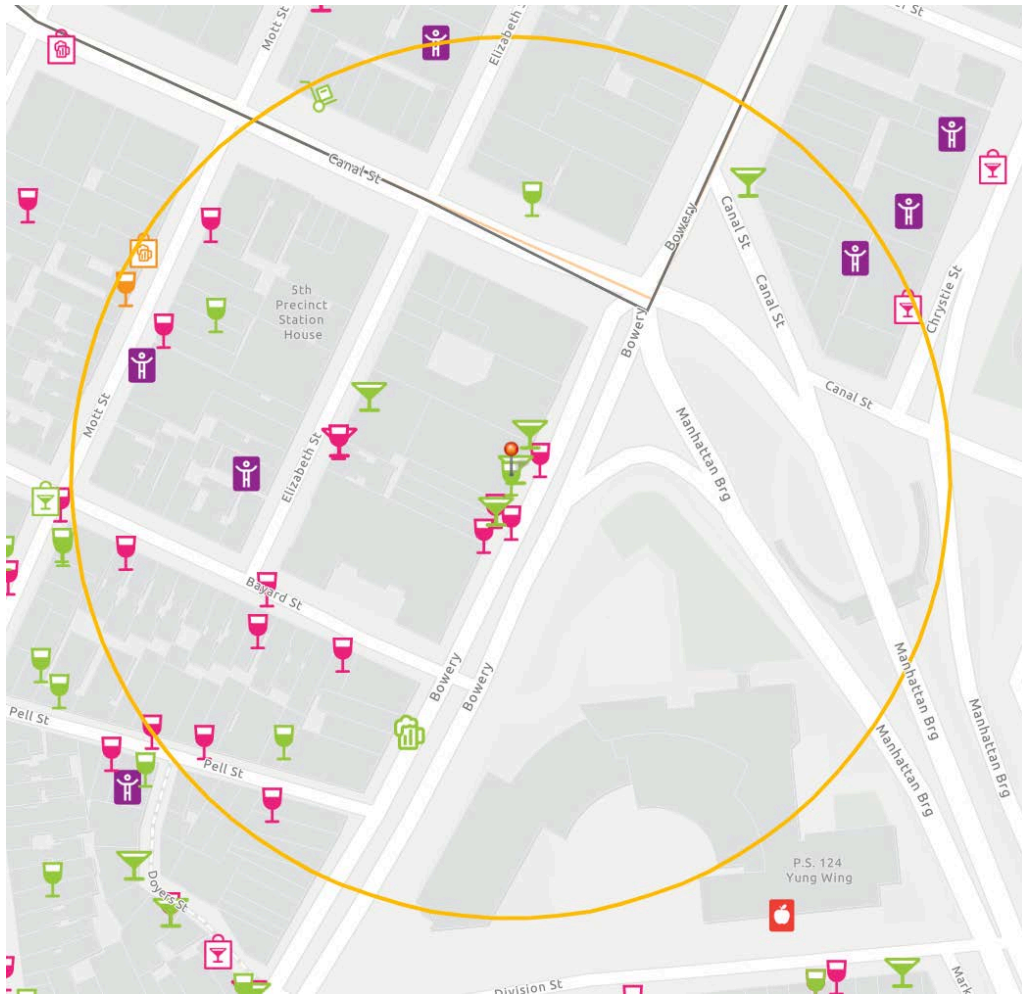
HELBRAUN | LEVEY

NEIGHBORHOOD MAP



HELBRAUN | LEVEY

500 FOOT MAP



GREEN MARTINI=OP LICENSE

PINK MARTINI=INACTIVE OP LICENSE

GREEN WINE=RW/TW LICENSE

PINK WINE=INACTIVE RW/TW LICENSE

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:	
Location	46 Bowery, New York, New York, 10013
Geocode	Latitude: 40.71568 longitude: -73.99664
Report Generated On	4/24/2023

8 Closest Liquor Stores		
Name	Address	Distance
MARKS WINE & SPIRITS LTD Ser #: 1023591	53 MOTT STREET NEW YORK, NY 10013	530 ft
WORLD WINE GROUP INC Ser #: 1335358	90 BOWERY ST NEW YORK, NY 10013	712 ft
CHIN KONG INC Ser #: 1023498	17 23 EAST BROADWAY STORE #104 NEW YORK, NY 10002	844 ft
R & S 49 LIQUOR CORP Ser #: 1297191	92 ELIZABETH ST NEW YORK, NY 10013	1,023 ft
CAFE MERENDA LLC Ser #: 1314328	83 HENRY ST STORE #2 NEW YORK, NY 10002	1,262 ft
SA VINO ITALIANO INC. Ser #: 1199593	200 GRAND ST MOTT & MULBERRY STREETS NEW YORK, NY 10013	1,264 ft
OCEAN WINE & SPIRIT INC Ser #: 1296083	273 GRAND ST NEW YORK, NY 10002	1,281 ft
WALKER LIQUOR CORP Ser #: 1023593	101 105 LAFAYETTE STREET NEW YORK, NY 10013	1,434 ft

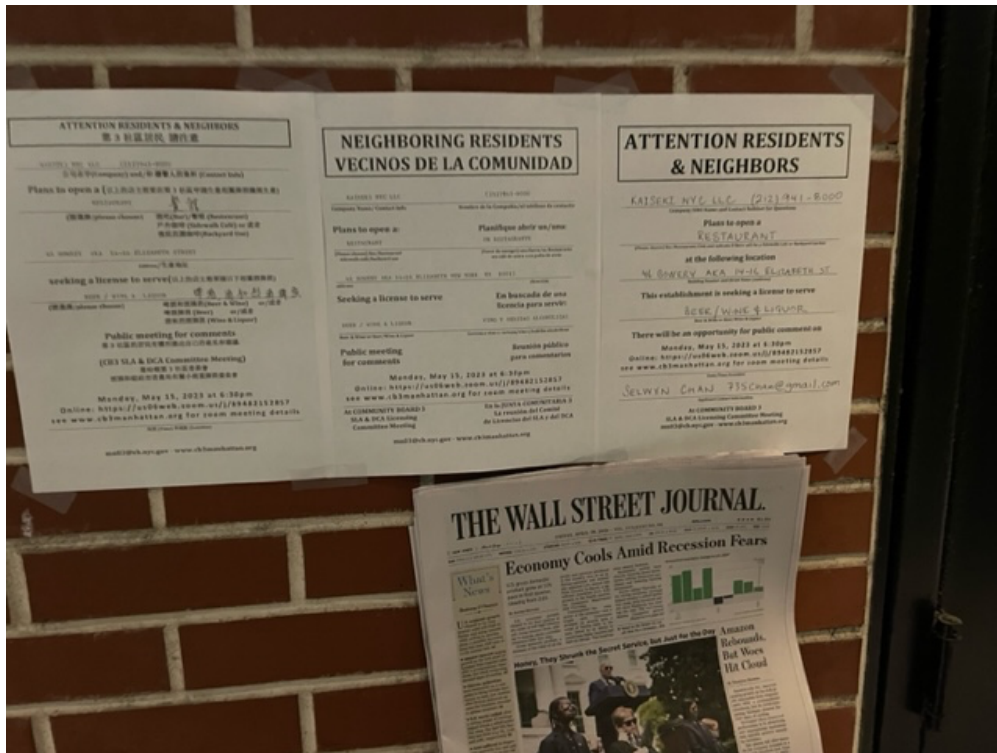
Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet	
Name	Distance
Trust In God Baptist Church	301 ft
Eastern States Buddhist Temple	438 ft
Mahayana Temple Buddhist Association	465 ft

Churches within 500 feet	
Name	Distance
Church of Jesus Christ of Latter-Day Saints	499 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
No Active On Premises Liquor Licenses within 750 feet		

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
CANAL ARCADE LLC Ser #: 1322840	48A BOWERY ST NEW YORK, NY 10013	11 ft
BOWERY GYOKAI LLC Ser #: 1322562	44 BOWERY NEW YORK, NY 10013	41 ft
BRIDGEVIEW HOTEL LLC&JOIE DE VIVRE HOSPITALITY LLC Ser #: 1300384	50 BOWERY LOBBY LEVEL NEW YORK, NY 10013	54 ft
MUSASHIYA NYC LLC Ser #: 1339198	16 ELIZABETH ST 15, 16 & 17 AKA 46 BOWERY NEW YORK, NY 10013	185 ft
BOWERY ST HOLG CORP, BOWERY ST ASSO LLC&LOWER EAST Ser #: 1346716	141 151 BOWERY NEW YORK, NY 10002	430 ft
BLUE AGAVE NY INC Ser #: 1335436	11 DOYERS ST NEW YORK, NY 10013	614 ft
HAKKA CUISINE LLC Ser #: 1334417	11 DIVISION ST NEW YORK, NY 10002	621 ft
8 TUXEDOS INC Ser #: 1306506	5 DOYERS ST NEW YORK, NY 10013	628 ft
APOTHEKE LLC Ser #: 1205504	9 DOYERS STREET BOWERY & PELL STREETS NEW YORK, NY 10013	658 ft
TEA BISTRO INC Ser #: 1281439	45 MOTT ST GFL & CELLAR FL NEW YORK, NY 10013	658 ft
93 BOWERY HOLDINGS LLC & KITCHEN 93 INC Ser #: 1255629	93 BOWERY NEW YORK, NY 10002	663 ft
CITYVIEW CHINATOWN LLC Ser #: 1291356	93 BOWERY 18TH FL NEW YORK, NY 10002	664 ft
88 KTV INC Ser #: 1214733	97 BOWERY STREET HESTER & GRAND STREETS NEW YORK, NY 10002	711 ft
TIME CAFE LLC Ser #: 1334810	105 CANAL ST NEW YORK, NY 10002	714 ft
SUN YUE TUNG CORP Ser #: 1139260	55 79 DIVISION ST AKA 88 E BR NEW YORK, NY 10002	716 ft





Heather Kirk <heather@helbraunlevey.com>

Re: Liquor License Application (OP) - 46 Bowery

1 message

Selwyn <selwyn.c@gmail.com>

Sat, Apr 29, 2023 at 6:59 PM

To: Heather Kirk <heather@helbraunlevey.com>

Cc: Jonathan Chu <jonathan@chuenterprises.com>, Joseph Levey <joseph@helbraunlevey.com>, Matthew Colton <matthew.colton@helbraunlevey.com>

Hi Heather,

Please see photos attached of the community notices boosted at the front of the space. I will try to send some interior photos to you on Monday.

Thank you,
Selwyn