

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

Tareake Dorill, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

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

The following items and questionnaire package are due by date listed in email invite:

- ☒ Schematics, floor plans or architectural drawings of the inside of the premise.
- ☒ A proposed food and or drink menu.

The following items are due by noon Friday before the meeting:

- ☐ 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:
<https://www1.nyc.gov/site/manhattancb3/resources/community-groups.page>
(this is not required but strongly suggested if a relevant group exists)
- ☐ 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: May 10, 2023

Is location currently licensed? ☒ Yes ☐ No Type of license: Restaurant Wine

If alteration, describe nature of alteration: _____

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Tipsy Shanghai Restaurant Management Inc dba Tipsy Shanghai

APPLICANT:

Premise address: 189 East Broadway

Cross streets: B/n Jefferson (corner) and Rutgers

Name of applicant and all principals: LJP Productions LLC; Sebastian Nicolas

Trade name (DBA): TBD

PREMISE:

Type of building and number of floors: 5 story mixed use

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

☒ Yes ☐ No What is maximum NUMBER of people permitted 74 LNO to be filed

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): R 7-2 C 1-5

PROPOSED METHOD OF OPERATION:

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) Sunday 12:00 pm - 12:00 am; Monday - Wednesday 5:00 pm - 2:00 am;

Thursday 5:00pm - 4:00 am; Friday 12:00 pm - 4:00 am and Saturday 12:00 pm - 4:00 am

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? ☐ Yes ☒ No

If yes, please describe what type: _____

Number of indoor tables? 23 Total number of indoor seats? 59

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____

1 Bar / 8 Seats Approx 15' Left center
(A **stand-up bar** is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)

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 _____
Seafood and healthy focused

What are the hours the kitchen will be open? All hours of operation

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

How many employees will there be? 10-12

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 ☐ DJs ☒ Streaming services/playlists

If other type, please describe _____

What will be the music volume? ☒ Background (conversational) ☐ Entertainment (live music venue level) Please describe your sound system: Ipod generated small speakers/vinyl records

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

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? _____

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.") 1 employee will ensure that vehicular & pedestrian traffic do not present a problem to our neighbors

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 Management will insure that the volume inside the premises never exceeds ambient background level and 1 employee will monitor the sidewalk to ensure that people do not

Is sound proofing installed? ☐ Yes ☒ No loiter and that cabs and ubers do not

If not, do you plan to install sound proofing? ☐ Yes ☒ No distrb our neighbors

Are there current plans to use the Open Restaurants program for the sale or consumption of alcoholic beverages outdoors? (includes roof & yard) ☒ Yes ☐ No If Yes, describe and show on diagram: _____

Sidewalk seating 12 Tables
32 seats

APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously? ☒ Yes ☐ No

If yes, please indicate name of establishment: SC Delancey LLC & LJP Productions LLC

Address: 148-150 Delancey Street, New York, NY Community Board # 3

Dates of operation: 2019 - Present

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume. Note: failure to disclose previous experience or information hampers the ability to evaluate this application.

Does any principal have other businesses in this area? ☒ Yes ☐ No If Yes, please give trade name, address and describe the business Listed above

Has any principal had SLA reports or action within the past 5 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? See attached

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

Is the premise within 200 feet on the same street 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, but it is not required. 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)
Seafood and healthy focused 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 5:00 pm - 2:00 am; Tue 5:00 pm - 2:00 am; Wed 5:00 pm - 2:00 am;
Thu 5:00 pm - 4:00 am; Fri 12:00 pm - 4:00 am; Sat 12:00 pm - 4:00 am;
Sun 12:00 pm - 12:00 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 (including Open Restaurants) OR
☒ I will close all outdoor dining allowed under the temporary Open Restaurants program and any
other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors
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 performances or televised sports. ☐ I will have a closed fixed façade with no open doors or windows except my entrance door, which 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 performances or televised sports.
8. I will not have ☒ DJs, ☒ live music, ☒ third-party promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☐ more than _____ DJs per _____, ☒ more than 4-6 private parties per month
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 7pm.
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: Sebastian Nicolas

Phone Number: (646) 361-7676

Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess@aol.net
landessphotographers.com

Re: 189 East Broadway

1. Les Enfants de Boheme - 177 Henry Street - (177')
2. 169 Bar - 169 East Broadway - (266')
3. Tajaja Plantas Mexicana - 162 East Broadway - (425')
4. Little Canal - 26 Canal Street - (447')
5. El Castillo - 207 Madison Street - (495')
6. The Dancer - 202 Clinton Street - (497')
7. Casino - 171 East Broadway - (232')
8. Abigail's Kitchen - 193 Henry Street - (321')

Schools & Churches

1. Ling Liang Worldwide Evangelistic Mission - 127 East Broadway - (157')
2. St. Teresa's Church - 141 Henry Street - (430')
3. Chung Te Buddhist Association - 152 Henry Street - (337')
4. World Buddhist Center - 158 Henry Street - (307')
5. Primitive Christian Church - 209 East Broadway - (294')

Rutgers Street

Pedestrian
Area

Wu's Wonton King
(wine, beer)

Glass Store

169 Bar
169 E. Broadway

Casino
171 E. Broadway

Residential

Ling Liang Worldwide
Evangelistic Mission
177 E. Broadway

Gallery

Residential

Smoothies

Pizzeria

Residential

Dental

Residential

Commercial

Residential

APPLICANT

Jefferson Street

East Broadway

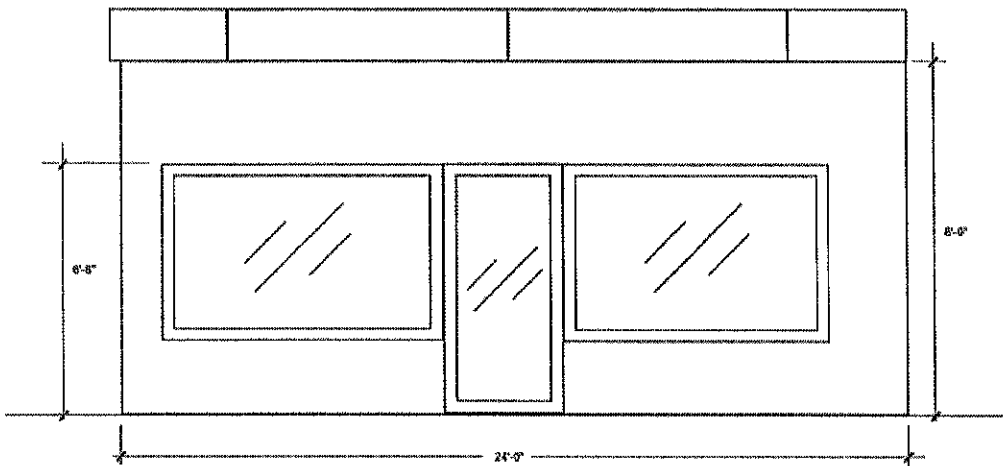
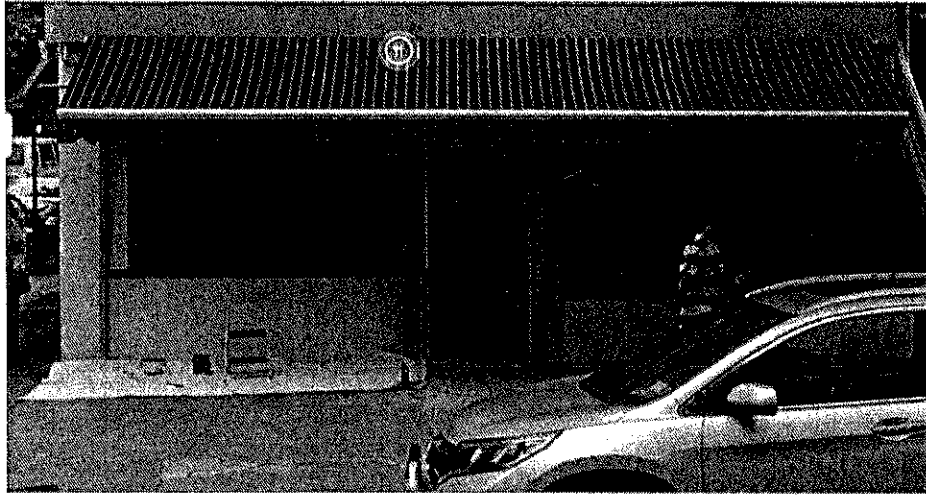
NOT TO SCALE

BLOCK PLOT
189 East Broadway
New York, NY
May 13, 2023

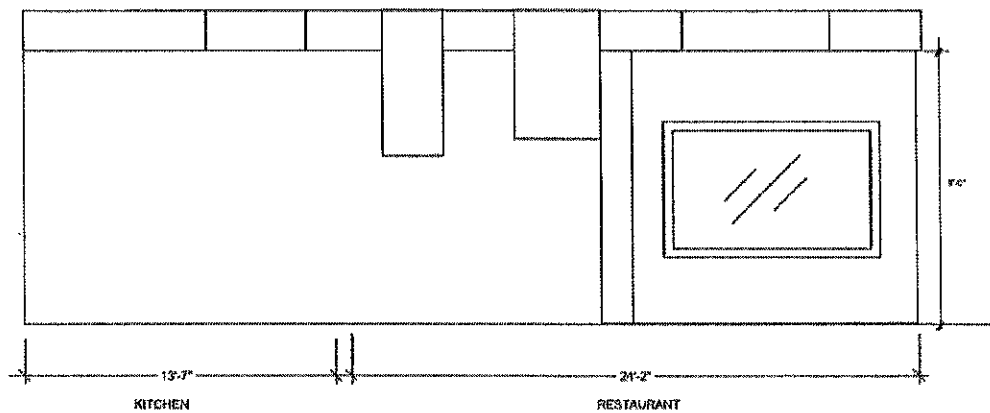
Strauss
Square

Seward
Park





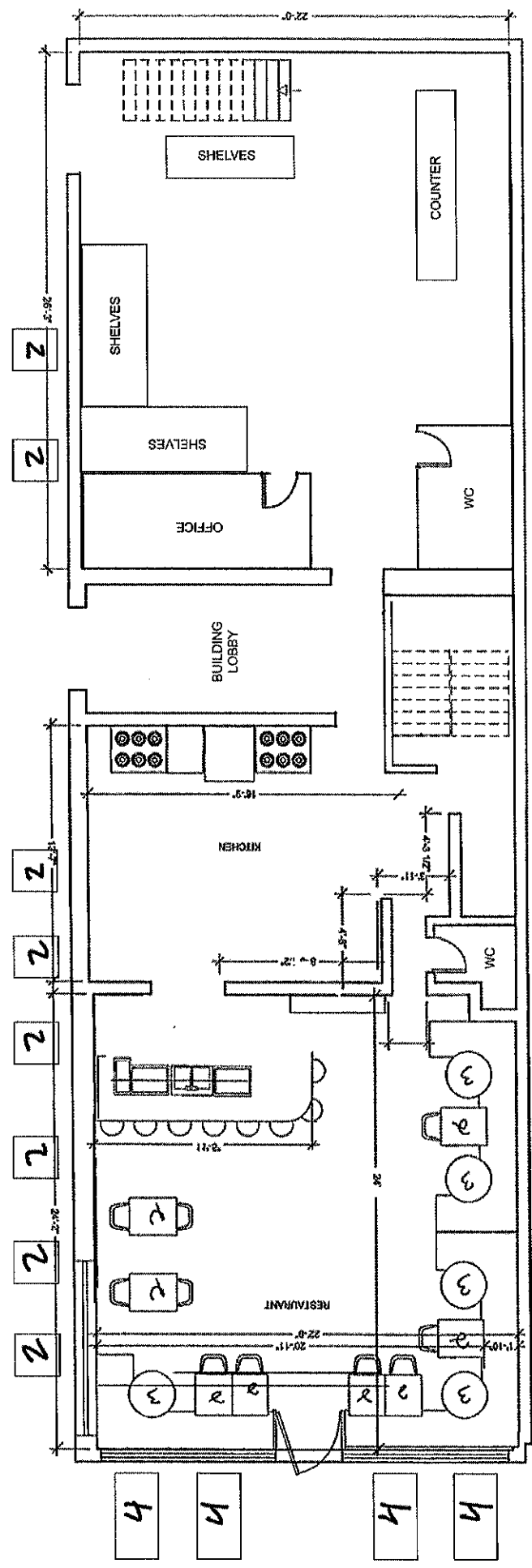
1 RESTAURANT / SOUTH ELEVATION
189 EAST BROADWAY 10002



1 RESTAURANT / WEST ELEVATION
189 EAST BROADWAY 10002

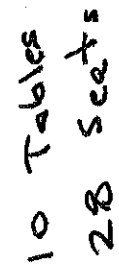
1 RESTAURANT
189 EAST BROADWAY 10002

Outdoor Seating:
12 Tables
32 Seats



13 Tables
31 seats
8 Bar stools

189 EAST BROADWAY 10002





Off-GRAND



189 EAST BROADWAY, NEW YORK



Small plates

OYSTERS MP

House Salad \$12

Market Greens, vegetables, candied walnuts

Octopus Salad \$12

Chickpeas, sundried tomatoes

Tarama Dip \$12

Smoked cod roe spread, celery, zaatar

Small Fried Fish \$15

'Off-Grand' salsa

Tuna Croquettes \$15

Lemon, tartare sauce

NY Clams \$20

Beurre blanc, fresh pepper

Seabass Ceviche \$20

Squash, coriander, citrus

Baked Mussel \$15

Spicy Mayo, scallions

Entrées

Whole Grilled Seabass For Two MP

Sauce béarnaise

Smoked Linguine with Walleye Fillet \$28

Tomatoes, olives, chile

Steamed Mussel Casserole

Individual \$27

For Two \$50

*Creamy white wine sauce
or Tomato and garlic broth*

Catch of the day MP

ask your server for preparations



Desserts

Financier \$10

Orange Blossom whipped cream

NY Apple Tart \$10

Compote, salted butter

Off-Sunday \$10

Seasonal fruits, vanilla, chocolate coulis

Affogato \$8

Sides

Baked Potatoe with chives sour cream \$12

Seasonal Vegetables \$12

Bok Choi \$12

Fries with aioli \$9



Wine

Zorzal - Sauvignon Blanc Terroir Unico Tupungato, Argentina, 2017 - \$10

Les Sablonnettes - Le P'tit Blanc Chenin Blanc, France 2016 - \$12

Sulauze - "Pomponette" Rose, France 2022 - \$14

Prisma - Pinot Noir Valle de Casablanca, Chile 2018 - \$10

Clos Fantine - Faugeres Red Blend, France 2019 - \$12

House Cocktails

Spritz "Off-Grand" - Gin, St Germain, Prosecco, Orange Blossom - \$14

Alice's Delight - Vodka, Aperol, Cointreau, Lemon, Honey - \$12

Carlito - Jalapeno infused tequila, Grapefruit, Bubbles - \$12

Non Alcoholic

Saratoga - Natural Spring Water Still/Sparkling - \$8

Fever Tree - Ginger Beer and Ginger Ale - \$4

Cold-Pressed Seasonal Juice - \$8