



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

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, Jinbao Zhong, as a qualified representative of 15 East Village LLC,
located at 15 St Marks Place, New York, NY agree to the following stipulations:

1. ☐ I will operate a full-service restaurant, specifically a (type of restaurant) Shanghainese restaurant
☒ Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be:
Mon 9am - 12am; Tue 9am - 12am; Wed 9am - 12am;
Thu 9am - 12am; Fri 9am - 12am; Sat 9am - 12am; Sun 9am - 12am.

(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 6pm. - **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: Jinbao Zhong Phone Number: (347) 798-6479

16. ☐ I will: _____

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

Signed

Sworn to this 1st day of March, 2024

03/01/2024

Dated

Notary Public

ELLEN LEE

Notary Public, State of New York

No. 01LE6109987

Qualified in Queens County

Commission Expires May 24, 2028



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

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: 01/23/2024

APPLICANT

1. Name of applicant and principle(s): 15 East Village LLC, Jinbao Zhong
2. Premise address: 15 St Marks Pl, New York, NY 10003
3. Cross streets: Between 2nd & 3rd Ave
4. Trade name (DBA): Nan Xiang Xiao Long Bao
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: Full liquor, OP 1324666
9. Previous or current use of the location: Restaurant
10. Corporation and trade name of current location: Mi Ne Foods Group Inc, OP 1324666, exp 10/31/2024
11. Type of building and number of floors: 6-story mixed residential & commercial bldg
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? 118
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): R6B
15. How many licensed establishments are within 1 block? 52
16. How many On-Premise (OP) liquor licenses are within 500 feet? 23
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: Full-service Shanghainese cuisine 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): 9AM - 12AM, 7 days
22. Total number of table: 18 23. Total number of seats: 68
24. How many stand-up bars / bar seats are located on the premise? 1
(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): 15' x 8'
26. Does premise have a full kitchen? ☒ Yes ☐ No
27. What are the hours kitchen will be open? 7AM -11:30PM
28. What type of food is available for sale? Shanghainese cuisine
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Manager
30. How many employees will there be? 12-15
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: N/A
35. What will be the music volume? ☒ Background (quiet) ☐ Entertainment level
36. Please describe your sound system: Bose 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? N/A
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? _____

40. Will there be security personnel? ☐ Yes ☒ No 40a. If Yes, how many and when? N/A
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? _____
We have quiet background music played only and cannot be heard from outside the establishment.
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): Currently hold 4 active SLA licenses.
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.

APPLICANT HISTORY

List of Business and licenses held by applicant.

1. Zhong Corporate Group Inc DBA Kyuramen

210 E 14th St, New York, NY 10003

Date: 04/02/2021 to Current

License #: RW 1332781 Community Board: Manhattan 3

2. Kim & Wei Holding LLC DBA Kyuramen

315 W 46th St, New York, NY 10036

Date: 11/12/2021 to Current

License #: RW 1345916 Community Board: Manhattan 4

3. Kim & Wei Holding LLC DBA Kyuramen

2787 Broadway, New York, NY 10025

Date: 03/14/2023 to Current

License #: RW 1345767 Community Board: Manhattan 7

4. WUS Kyu Ramen LLC DBA Kyuramen

155 5th Ave, Brooklyn, NY 11217

Date: 04/06/2022 to Current

License #: RW 1338369 Community Board: Brooklyn 6



南翔·小籠包
Nan Xiang Xiao Long Bao

15





