



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, Anthony Ha, as a qualified representative of Ha's Sweetpea LLC  
located at 297 Broome Street, New York, NY agree to the following stipulations.

- ☒ I will operate a full-service restaurant, specifically a (type of restaurant) Vietnamese Restaurant  
☒ Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:  
Mon Closed ; Tue Closed ; Wed Closed ;  
Thu 5 pm-11 pm ; Fri 5 pm-11 pm ; Sat 5 pm-11 pm ; Sun 5 pm-11 pm

(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. \_\_\_\_\_ 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: Anthony Ha Phone Number: (908)612-2250

16. ☐ I will: \_\_\_\_\_

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

Signed Anthony Ha  
Sworn to this 5th day of June

Robert Ontell  
Notary Public

Robert Ontell  
Notary Public, State of New York  
Reg. No. 02ON0006043  
Qualified in New York County  
Commission Expires 04/24/2027





# 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: 05/30/2024

### APPLICANT

1. Name of applicant and principle(s): HAS SWEETPEA LLC
2. Premise address: 297 Broome Street
3. Cross streets: Broome Street + Eldridge Street
4. Trade name (DBA): HAS SNACK BAR
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: Beer and wine
9. Previous or current use of the location: RESTAURANTS
10. Corporation and trade name of current location: Eureka Gem LLC
11. Type of building and number of floors: Mixed use 7 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? 94
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): C4-4A
15. How many licensed establishments are within 1 block? 1
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: \_\_\_\_\_
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): Thursday - Sunday 5pm - 11pm
22. Total number of table: 5 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): A Service bar: 7' 10" Length. Rectangle. 1st Fl.
26. Does premise have a full kitchen? ☒ Yes ☐ No
27. What are the hours kitchen will be open? 5pm-11pm
28. What type of food is available for sale? Vietnamese
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? MANAGER
30. How many employees will there be? 4
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: \_\_\_\_\_
35. What will be the music volume? ☒ Background (quiet) ☐ Entertainment level
36. Please describe your sound system: 1 Receiver and 2 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? \_\_\_\_\_
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment?  
making sure sidewalk is not blocked
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?  
keeping volume low
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): \_\_\_\_\_
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.



Rie Nowak-Harayama <rie@kawasakilaw.com>

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## Notice of proposed business: Ha's Sweetpea LLC (Restaurant-Wine License)

1 message

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**Rie Nowak-Harayama** <rie@kawasakilaw.com>  
To: district1@council.nyc.gov  
Cc: Shimpei Kawasaki <shimpei@kawasakilaw.com>

Wed, Jun 5, 2024 at 3:10 PM

Dear New York City Council District 1  
Mr. Christopher Marte

I trust this email finds you well.

My name is Rie Nowak and I am an assistant for Shimpei Kawasaki, Esq. who represents Ha's Sweetpea LLC.

Ha's Sweetpea LLC wishes to submit a new Restaurant-Wine License application to New York State Liquor Authority for 297 Broome St., New York, NY 10002.

Please see the attached letter from Shimpei for more information.

If you have any questions or concerns, please let us know.  
Thank you for taking your time.

Best regards,  
Rie

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Rie Nowak-Harayama  
原山理絵  
Legal Assistant

101 Hudson Street 21<sup>st</sup> Floor, STE 2178  
Jersey City, New Jersey, 07302  
Direct: 917-546-9255  
Fax: 917-722-2462  
Email: [rie@kawasakilaw.com](mailto:rie@kawasakilaw.com)  
<https://www.kawasakilaw.com>

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 **Notice of Proposed Business (297 Broome St)Council.pdf**  
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Dear New York City Council

District 1 Mr. Christopher Marte

My name is Shimpei Kawasaki, and this firm represents Ha's Sweetpea LLC (the "Applicant").

The Applicant wishes to submit a new application for a Restaurant-Wine License (RW- 341) for the proposed premises located at 297 Broome St, New York NY 10002.

The proposed establishment is a Vietnamese Restaurant, and the Applicant intends to do business as "Ha's Snack Bar." It is a small establishment with only twenty-four (24) seats.

The proposed operation hours are 5 PM to 11 PM, Thursday through Sunday. Only background-level music will be sourced from pre-recorded /streamed tracks. There will be no live music, promoted events, or dancing. The Proposed Premises primarily functions as a small restaurant, focusing on offering specialized Vietnamese gourmet meals. Alcoholic beverages are served as an incidental part of the business.

We would be grateful if you could support the issuance of a Restaurant-Wine License to the Applicant.

If you have any questions, please do not hesitate to contact us.

Kawasaki Law Office PLLC  
101 Hudson Street, 21st Fl. STE 2178  
Jersey City, NJ 07302  
Email: [shimpei@kawasakilaw.com](mailto:shimpei@kawasakilaw.com)  
Phone: 917-546-9255  
Fax: 917-722-2462

Shimpei Kawasaki, Esq.

A handwritten signature in black ink, appearing to read "Shimpei Kawasaki". The signature is fluid and cursive, with the first name "Shimpei" being more prominent and the last name "Kawasaki" following in a similar style.



Rie Nowak-Harayama <rie@kawasakilaw.com>

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## Notice of proposed business: Ha's Sweetpea LLC (Restaurant-Wine License)

1 message

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**Rie Nowak-Harayama** <rie@kawasakilaw.com>

Wed, Jun 5, 2024 at 2:59 PM

To: joel.mottola@nypd.org, chenray.chen@nypd.org, kevin.mei@nypd.org

Cc: Shimpei Kawasaki <shimpei@kawasakilaw.com>

Dear NYPD 5th Precinct  
Neighborhood Coordination Officers,  
NCO Supervisor Joel Mottola, PO Ray Chen, and PO Kevin Mei

I trust this email finds you well.

My name is Rie Nowak and I am an assistant for Shimpei Kawasaki, Esq. who represents Ha's Sweetpea LLC.

Ha's Sweetpea LLC wishes to submit a new Restaurant-Wine License application to New York State Liquor Authority for 297 Broome St., New York, NY 10002.

Please see the attached letter from Shimpei for more information.

If you have any questions or concerns, please let us know.  
Thank you for taking your time.

Best regards,  
Rie

-----  
  
**KAWASAKI**  
LAW OFFICE PLLC  
Rie Nowak-Harayama  
原山理絵  
Legal Assistant

101 Hudson Street 21<sup>st</sup> Floor, STE 2178  
Jersey City, New Jersey, 07302  
Direct: 917-546-9255  
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 **Notice of Proposed Business (297 Broome St)NYPD.pdf**  
72K



Rie Nowak-Harayama <rie@kawasakilaw.com>

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## Notice of proposed business: Ha's Sweetpea LLC (Restaurant-Wine License)

1 message

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**Rie Nowak-Harayama** <rie@kawasakilaw.com>

Wed, Jun 5, 2024 at 3:02 PM

To: RAY.CHEN@nypd.org

Dear NYPD 5th Precinct  
Neighborhood Coordination Officers,  
NCO Supervisor Joel Mottola, PO Ray Chen, and PO Kevin Mei

I trust this email finds you well.

My name is Rie Nowak and I am an assistant for Shimpei Kawasaki, Esq. who represents Ha's Sweetpea LLC.

Ha's Sweetpea LLC wishes to submit a new Restaurant-Wine License application to New York State Liquor Authority for 297 Broome St., New York, NY 10002.

Please see the attached letter from Shimpei for more information.

If you have any questions or concerns, please let us know.  
Thank you for taking your time.

Best regards,  
Rie



Rie Nowak-Harayama

原山理絵

Legal Assistant

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**Notice of Proposed Business (297 Broome St)NYPD.pdf**

72K

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Neighborhood Coordination Officers,  
Attn: NCO Supervisor Joel Mottola, PO Ray Chen, and PO Kevin Mei

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We would be grateful if you could support the issuance of a Restaurant-Wine License to the Applicant.

If you have any questions, please do not hesitate to contact us.

Kawasaki Law Office PLLC  
101 Hudson Street, 21st Fl. STE 2178  
Jersey City, NJ 07302  
Email: [shimpei@kawasakilaw.com](mailto:shimpei@kawasakilaw.com)  
Phone: 917-546-9255  
Fax: 917-722-2462

Shimpei Kawasaki, Esq.

A handwritten signature in cursive script, reading "Shimpei Kawasaki".



# **ATTENTION RESIDENTS & NEIGHBORS**

**HA'S SWEETPEA LLC / 908-612-2250**

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**Company/DBA Name and Contact Number for Questions**

**plans to open a  
Restaurant**

---

**(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden**

**at the following location  
297 Broome St. New York, NY 10002**

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**Building Number and Street Name (Address)**

**This establishment is seeking a license to serve  
Beer & Wine**

---

**Beer & Wine or Beer**

**Anthony Ha / 908-612-2250**

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**Applicant Contact Information**

**Contact the Applicant or COMMUNITY BOARD 3  
With any questions or concerns.  
mn03@cb.nyc.gov - [www.cb3manhattan.org](http://www.cb3manhattan.org)**

# ATTENTION RESIDENTS & NEIGHBORS

## 第 3 社區居民 請注意

HA'S SWEETPEA LLC / 908-612-2250

公司名字(Company) and/和 聯繫人的資料 (Contact Info)

**Plans to open a** (以上的店主想要在第 3 社區申請生意相關牌照擴展生意)

### Restaurant

(請選擇/please choose) 酒吧 (Bar)/餐館 (Restaurant)  
戶外咖啡 (Sidewalk Café) or 或者  
後院花園咖啡(Backyard Use)

297 Broome St. New York, NY 10002

Address/生意地址

**seeking a license to serve**(以上的店主想要請以下相關酒牌照)

### Beer & Wine

(請選擇/please choose) 啤酒和酒牌照 (Beer & Wine) or/或者  
啤酒牌照 (Beer) or/或者  
酒和烈酒牌照 (Wine & Liquor)

如有任何疑問或關注，請聯繫申請者或第三社區委員會  
mn03@cb.nyc.gov - www.cb3manhattan.org



# **NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD**

**HA'S SWEETPEA LLC / 908-612-2250**

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

**Plans to open a:**

**Planifique abrir un/una:**

**Restaurant**

(Please choose) Bar/Restaurant  
sidewalk café/backyard use

(Favor de escoger) una Barra/un Restaurante  
un café de acera o un patio de atrás

**297 Broome St. New York, NY 10002**

address

dirección

**Seeking a license to serve**

**En búsqueda de una  
licencia para servir:**

**Beer & Wine**

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

**At COMMUNITY BOARD 3  
SLA & DCA Licensing  
Committee Meeting**

**En la JUNTA COMUNITARIA 3  
La reunión del Comité  
de Licencias del SLA y del DCA**

**Si hay preguntas o inquietudes, favor de comuníquese con el solicitante o  
la Junta Comunitaria 3.**

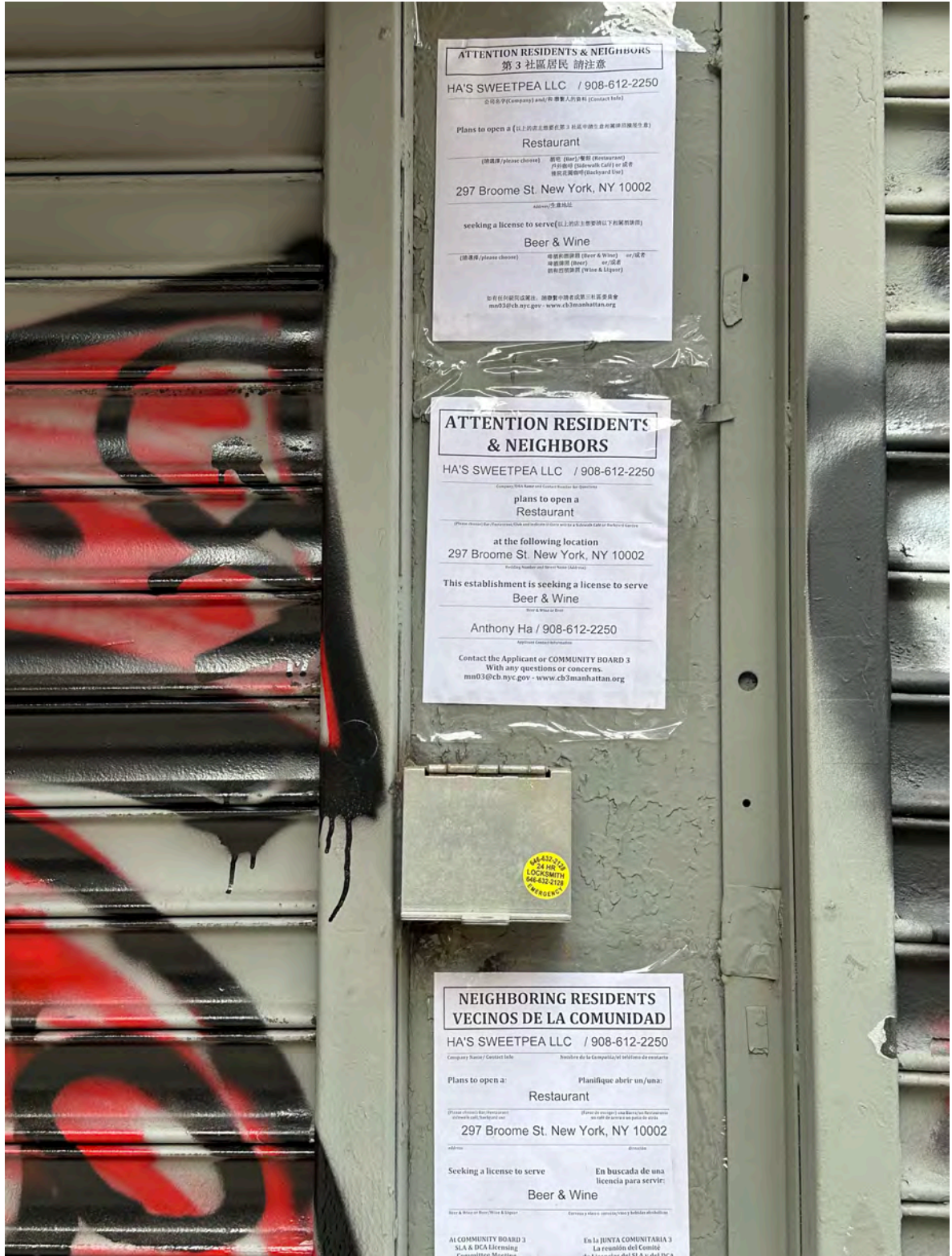
**mn03@cb.nyc.gov - [www.cb3manhattan.org](http://www.cb3manhattan.org)**

297 Broome St.



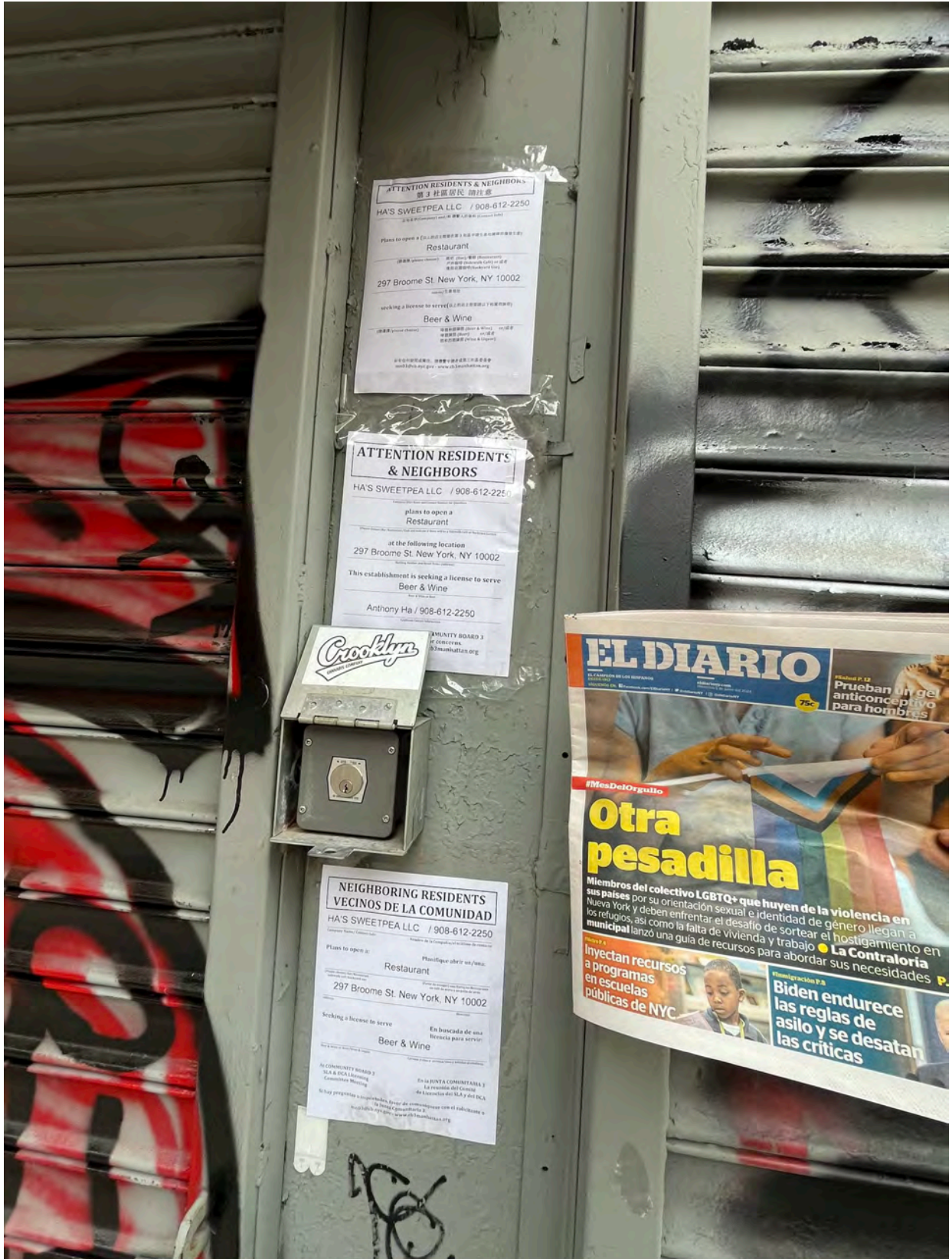


297 Broome St.





297 Broome St.





297 Broome St.

