



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

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/manhattan/cb3/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 **TO FULL LIQUOR.**

Today's Date: _____

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: **PHX 88 INC. DBA: PHOENIX PALACE**

APPLICANT:

Premise address: **85 BOWERY**

Cross streets: **CANAL ST - HESPER ST.**

Name of applicant and all principals: **PHX 88 INC - CORY NG**

KIMBERLY HO, JUSTIN SIE, RICKY NGUYEN

Trade name (DBA): **PHOENIX PALACE**

PREMISE:

Type of building and number of floors: MIXED-USE WITH 5 FLOORS

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

What is the zoning designation (check zoning using map: <http://gis.nyc.gov/DOI/nycitymap/> - please give specific zoning designation, such as R8 or C2): 6C-1G

FULL SERVICE
ASIAN RESTAURANT

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) 8 AM - 12 AM SUN, MON, TUES, WED, THURS, FRI, SAT

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? 33 Total number of indoor seats? 66

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

1/0

(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 _____

ASIAN CUISINE

What are the hours the kitchen will be open? 8am - 11pm

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

How many employees will there be? 14

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows? NO

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: I POD

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? N/A

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.") WE WILL HAVE AN OWNER/MANAGER MONITOR THE SIDEWALK AND TAKE ACTION IF NECESSARY

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. ALL DOORS + WINDOWS WILL REMAIN CLOSED. BACKGROUND MUSIC LEVELS

Is sound proofing installed? ☒ Yes ☐ No EXISTING ONLY

If not, do you plan to install sound proofing? ☐ Yes ☐ No N/A

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: _____

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: PHX 88 INC DBA: PHOENIX PALACE

Address: 85 BOWEN ST Community Board # 3

Dates of operation: 8/2024 - Present WITH A RESTAURANT WINE LICENSE

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 _____

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? 6 2-OLUJOOR + 4 RESTAURANTS WINE

How many On-Premise (OP) liquor licenses are within 500 feet? 4

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 foster 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)
ASIAN RESTAURANT 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 8AM - 12AM; Tue 8AM - 12AM; Wed 8AM - 12AM;
Thu 8AM - 12AM; Fri 8AM - 12AM; Sat 8AM - 12AM;
Sun 8AM - 12AM (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, EXISTING

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 _____ private parties per _____.
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.

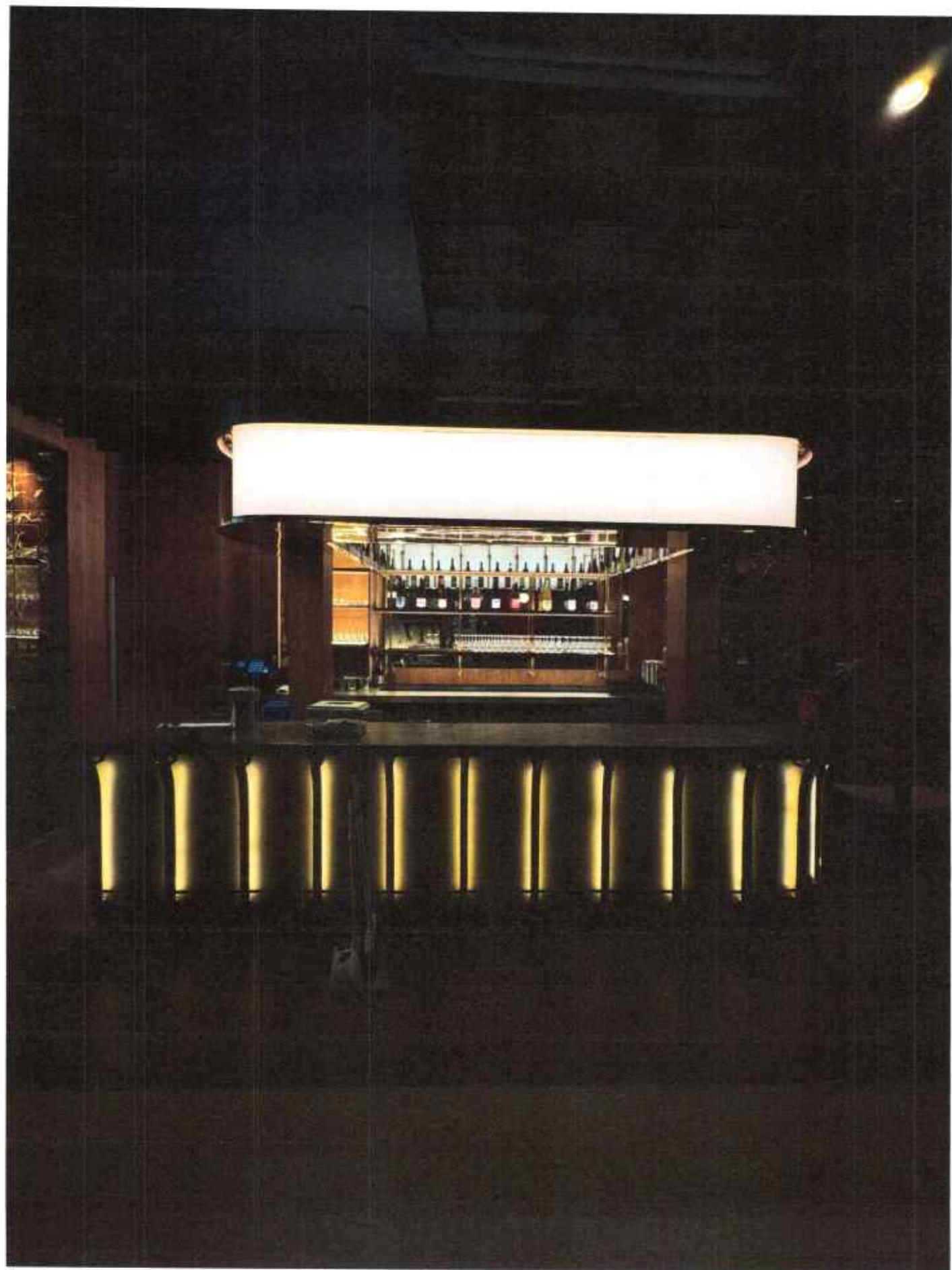
Name: RICKY NGUYEN

Phone Number: 646 506-5715













INDOOR
WAITING
AREA

PROPOSED SEATING PLAN

33 Tables
66 Seats
0 Bar stools

MENU by Chef Zhan Chen

- spiced nuts - hazelnuts, pepitas, almonds
- house-made scallion focaccia -
- + prosciutto & cheese of the day
- boquerones toast - fermented black bean, onion jam, pickled fresno
- chilled tofu - mizuna, pickled fresno, spicy sesame
- scallion & radish rice noodle roll salad - gem lettuce, spicy cucumbers
- shrimp & taro rolls - tofu skin, jicama, purple cabbage slaw
- daikon croquettes - nduja, pickled shiitake, red watercress
- octopus & potato - hk olive tapenade, fresno, tatsoi
- duck breast - curry romesco, cilantro salsa verde, florentino
- oyster Mushroom rice roll noodles - asparagus, garlic chives

- salt & pepper chicken w/ scallion biscuits -
pickled jalapenos, chili plum jam
- XO fried rice w/ tea egg - house xo, shrimp, corn
- black bean escargot w/ ginger scallion sauce
- Curry tofu (vg) - coconut curry sauce, silken tofu,
watercress
- french fries w/ garlic salt
- salt & pepper popcorn chicken - hot mustard,
cilantro aioli
- taro mash potatoes

THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE NOV 21 1980

NO. 50513

ZONING DISTRICT 6-1

PLAT 36103 & T 80249

THIS CERTIFICATE IS ISSUED FOR THE BUILDING DESCRIBED AS FOLLOWS:

85 BOWERY

B.L. 303

11

THIS CERTIFICATE IS ISSUED FOR THE BUILDING DESCRIBED AS FOLLOWS: THE BUILDING IS A CLASS "A" MULTIPLE DWELLING AND IS SUBJECT TO THE REQUIREMENTS OF THE BUILDING CODE AND THE ZONING RESOLUTIONS OF THE CITY OF NEW YORK.

PERMISSIBLE USE AND OCCUPANCY

Cellar	O.G.	-	-	-	-	Storage.
1st	100	-	-	-	6	Retail store.
2nd	40	-	4	6	2	Four (4) Class "A" apartments.
3rd	40	-	4	6	2	Four (4) Class "A" apartments.
4th	40	-	4	6	2	Four (4) Class "A" apartments.
5th	40	-	4	6	2	Four (4) Class "A" apartments.

TOTAL: Retail Store and Sixteen (16) Class "A" Apartments
Class "A" Multiple Dwelling

Old Code

This certificate is predicated upon the final report of inspection dated November 21, 1980

OPEN SPACE USES

SPACES: PARKING SPACES, LOADING DOCKS, OTHER USES: NONE

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE

[Signature]
DEPUTY COMMISSIONER

[Signature]
DEPUTY COMMISSIONER

☒ ORIGINAL ☐ GIFT COPY ☐ DEPARTMENT OF BUILDINGS ☐ COPY

TO BE FOR THE 2025 CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS & ENGINEERING, MULTIFAMILY DEVELOPMENT

BEGINNING at a point on the East
 (right) 100'-10 1/2" South
 hester Street
 running thence south 25'
 thence north 2 1/2'
 thence
 thence
 to the point of beginning

along Sowerly
 from the corner formed by the intersection of
 Sowerly
 thence east 114'
 thence west 112'
 thence
 thence

PARCEL NO. 1203/78 DATE OF COMPLETION 11-2-77 CONSTRUCTION CLASSIFICATION Class 3-M.F.P.
 BUILDING OCCUPANCY CATEGORY CLASSIFICATION HEIGHT 5 STORIES 55' FEET
 Class "A" Multiple Dwelling

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN ACCORDANCE WITH THE APPLICABLE LAWS

	YES	NO		YES	NO
STANDARD SYSTEM			AUTOMATIC EXTINGUISHING SYSTEM		
WATER-IRRIGANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO
 A) STORM SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO
 A) SANITARY SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS

BOARD OF STANDARDS AND APPEALS CAL NO. _____
 CITY PLANNING COMMISSION CAL NO. _____
 OTHERS _____

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.

Location	85 Bowery, New York, New York, 10002	
Geocode	Latitude: 40.71688	Longitude: -73.99546
Report Generated On	8/26/2024	

Century Wines Inc License ID: 0100-21-114295 Legacy Serial No.: 1335358	90 BOWERY ST NEW YORK, New York 10013	211 ft
R & S 49 LIQUOR CORP License ID: 0100-21-114049 Legacy Serial No.: 1297191	92 ELIZABETH ST NEW YORK, New York 10013	564 ft
OCEAN WINE & SPIRITS INC License ID: 0100-22-118080 Legacy Serial No.: 1296083	273 GRAND ST NEW YORK, New York 10002	777 ft
SA VINO ITALIANO INC. License ID: 0100-23-124962 Legacy Serial No.: 1199593	200 GRAND ST MOTT & MULBERRY STREETS NEW YORK, New York 10013	894 ft
MARKS WINE & SPIRITS LTD License ID: 0100-23-125353 Legacy Serial No.: 1023591	53 MOTT STREET NEW YORK, New York 10013	973 ft
CHIN KONG INC License ID: 0100-21-114840 Legacy Serial No.: 1023498	1723 EAST BROADWAY STORE #104 NEW YORK, New York 10002	1,353 ft
GROTTA AZZURRA IMPORTS INC License ID: 0100-21-115652 Legacy Serial No.: 1259856	177 MULBERRY ST STORE 1A NEW YORK, New York 10013	1,357 ft
LES WINE AND SPIRITS INC License ID: 0100-24-116244 Legacy Serial No.: 6024541	53 LUDLOW ST NEW YORK, New York 10002	1,448 ft

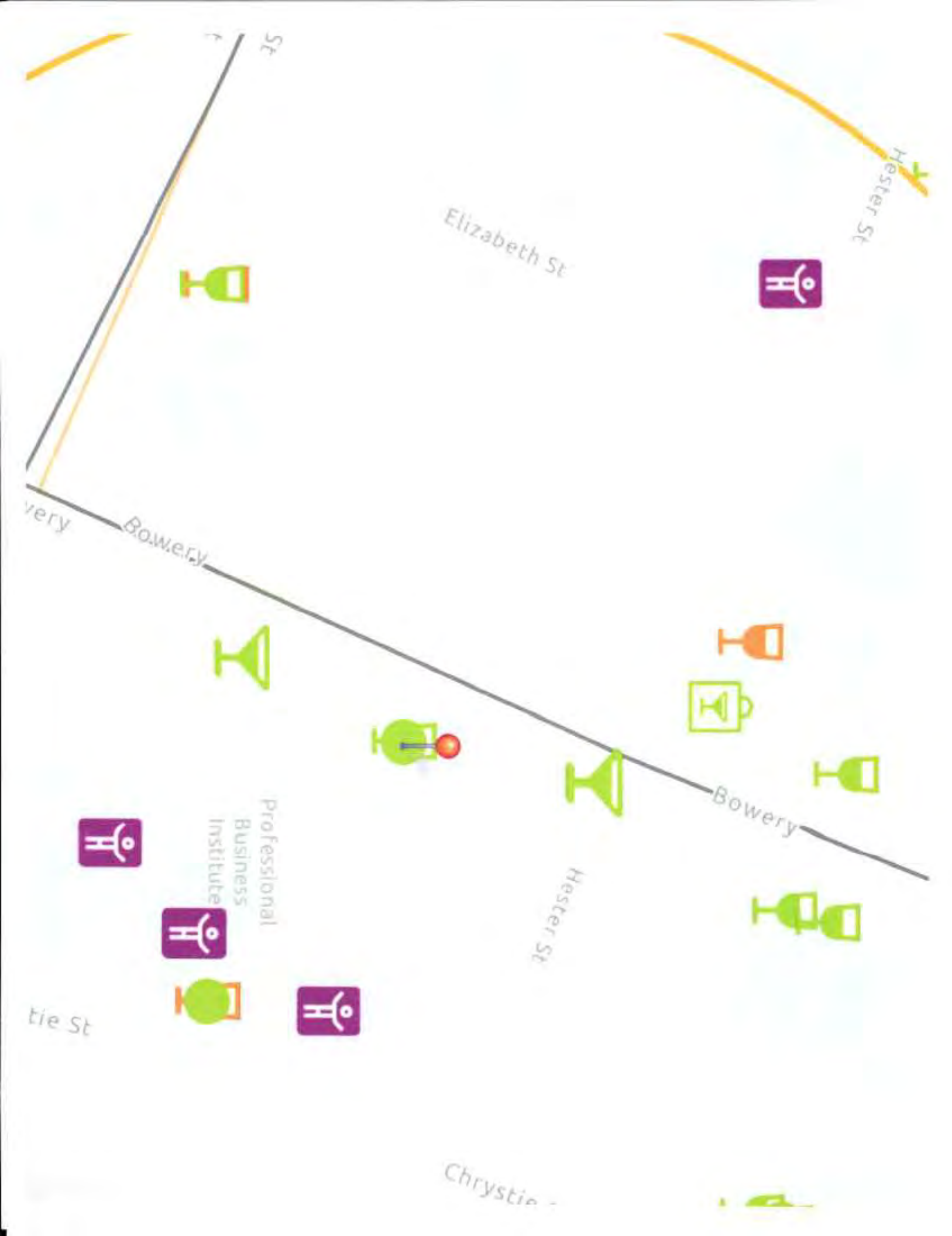
Address	Distance
No Schools within 500 feet	

Address	Distance
Grace Faith Church	180 ft
American Mind In Mind Buddhist Associate	182 ft
Buddhist Cultural Center of USA	182 ft
The American Buddhist Confederation	182 ft
Mahayana Buddhist Temple	197 ft
Om - Oversea Chinese Mission	397 ft

Address	Distance
Kaiseki NYC LLC Application ID: NA-0340-23-142262	545 ft

Address	Distance
BOWERY ST HOLG CORP, BOWERY ST ASSO LLC&LOWER EAST License ID: 0343-22-118778 Legacy Serial No.: 1346716	141 151 BOWERY NEW YORK, New York 10002 116 ft
93 BOWERY HOLDINGS LLC & KITCHEN 93 INC License ID: 0343-22-127105 Legacy Serial No.: 1255629	93 BOWERY NEW YORK, New York 10002 129 ft
CITYVIEW CHINATOWN LLC License ID: 0340-22-115031 Legacy Serial No.: 1291356	93 BOWERY 18TH FL NEW YORK, New York 10002 130 ft
BRIDGEVIEW HOTEL LLC&JOIE DE VIVRE HOSPITALITY LLC License ID: 0343-23-101628 Legacy Serial No.: 1300384	50 BOWERY LOBBY LEVEL NEW YORK, New York 10013 492 ft
CANAL ARCADE LLC License ID: 0340-22-112493	48A BOWERY ST NEW YORK, New York 10013 534 ft

Legacy Serial No.: 1322840		
TORAL NY INC License ID: 0340-24-119227 Legacy Serial No.: 6027583	48 BOWERY NEW YORK, NY 10013	537 ft
TIME CAFE LLC License ID: 0370-24-107590 Legacy Serial No.: 6016039	105 CANAL ST NEW YORK, NY 10002	582 ft
BOWERY GYOKAI LLC License ID: 0340-22-113309 Legacy Serial No.: 1322562	44 BOWERY NEW YORK, New York 10013	585 ft
ORIGINAL VINCENTS EST 1904 INC License ID: 0340-23-131644 Legacy Serial No.: 1025345	119 MOTT STREET NEW YORK, New York 10013	597 ft
MUSASHIYA NYC LLC License ID: 0340-22-111176 Legacy Serial No.: 1339198	16 ELIZABETH ST 15, 16 & 17 AKA 46 BOWERY NEW YORK, New York 10013	598 ft
DAVID HOSPITALITY GROUP CORP License ID: 0340-24-115329 Legacy Serial No.: 6023606	76 FORSYTH ST NEW YORK, New York 10002	616 ft





NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

For the City of Houston, Texas
www.chhsa.org

Please to open a Public Hearing

Public Hearing

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ATTENTION RESIDENTS & NEIGHBORS

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www.chhsa.org

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 **Can't hide it** PAGES 8-11
Kamala finally does softball interview, admits she's still far left

CANAL NO. 5

City tried to make Gowanus smell better — by spraying it with Christmas and citrus mist



SPRINKLERS
THROUGHOUT
BUILDING