

## **Spring 116 LLC d/b/a Spring Bar**

Community Board SLA License Questionnaire

**Pesetsky & Bookman**

*Applicant's Alcoholic Beverage Counsel*

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New York, NY 10007

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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 Wednesday 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: 02/27/2025

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: Bar

Corporation and trade name of current license: n/a

**APPLICANT:**

Premise address: 116 Madison Street, New York, NY 10002

Cross streets: Catherine and Market Streets

Name of applicant and all principals: Derek Zheng

Trade name (DBA): Spring Bar

**PREMISE:**

Type of building and number of floors: Mixed Use / 6 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 75

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): R7-2

**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-Thursday: 5pm to 12am and Friday-Saturday: 5pm to 1am

Outdoors: Sunday-Thursday: 5pm to 10pm and Friday-Saturday: 5pm to 10pm

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? 10 Total number of indoor seats? 26

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

One stand-up bar with 14 bar seats/25 Feet/Ground Floor/L-shaped

(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 \_\_\_\_\_

See attached

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? Principal

How many employees will there be? 4

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: Two medium speakers installed into walls

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? \_\_\_\_\_

Private events (ex: birthdays, corporate, etc...) will be held 2/month. There will be no cover fee for these events.

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.") \_\_\_\_\_

The proposed method of operation is low impact with no anticipation of crowds. \_\_\_\_\_

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. The applicant will train staff to ensure that noise levels is in compliance with all local laws and regulations.

Is sound proofing installed? ☐ Yes ☒ No

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

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: N/A

Address: \_\_\_\_\_ Community Board # \_\_\_\_\_

Dates of operation: \_\_\_\_\_

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. N/A

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? 0

How many On-Premise (OP) liquor licenses are within 500 feet? 2

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)

\_\_\_\_\_ restaurant, or

☐ I will operate a Tavern Wine Bar,

☐ 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 5pm-12am; Tue 5pm-12am; Wed 5pm-12am;

Thu 5pm-12am; Fri 5pm-1am; Sat 5pm-1am;

Sun 5pm-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, TBD

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 1 DJs per week, ☒ more than 2 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: Derek Zheng

Phone Number: 929-855-7122

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              | <b>116 Madison St, New York, New York, 10002</b>   |
| Geocode               | <b>Latitude: 40.71218<br/>longitude: -73.99481</b> |
| Report Generated On   | <b>2/24/2025</b>                                   |

| 8 Closest Liquor Stores   |   |          |
|---|---|----------|
| Name  | Address   | Distance |
| CHIN KONG INC<br>License ID: 0100-21-114840<br>Legacy Serial No.: 1023498               | 17 23 EAST BROADWAY<br>STORE #104<br>NEW YORK, New York 10002 | 797 ft   |
| MADISON WINE AND LIQUOR LLC<br>License ID: 0100-21-115568<br>Legacy Serial No.: 1264145 | 45 MADISON ST<br>NEW YORK, New York 10038                     | 948 ft   |
| MADISON LIQUOR INC<br>License ID: 0100-23-126603<br>Legacy Serial No.: 1253651          | 195 MADISON ST<br>NEW YORK, New York 10002                    | 1,282 ft |
| YEE FUNG CORP<br>License ID: 0100-23-126723<br>Legacy Serial No.: 1257056               | 135 DIVISION ST STORE B<br>NEW YORK, NY 10002                 | 1,302 ft |
| MARKS WINE & SPIRITS LTD<br>License ID: 0100-23-125353<br>Legacy Serial No.: 1023591    | 53 MOTT STREET<br>NEW YORK, New York 10013                    | 1,626 ft |
| ESSEX WINE & SPIRITS INC<br>License ID: 0100-23-126103<br>Legacy Serial No.: 1358884    | 35 ESSEX ST<br>NEW YORK, New York 10002                       | 2,014 ft |
| LES WINE AND SPIRITS INC<br>License ID: 0100-24-116244<br>Legacy Serial No.: 6024541    | 53 LUDLOW ST<br>NEW YORK, New York 10002                      | 2,056 ft |
| OCEAN WINE & SPIRIT INC<br>License ID: 0100-22-118080<br>Legacy Serial No.: 1296083     | 273 GRAND ST<br>NEW YORK, New York 10002                      | 2,096 ft |

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

| Churches within 500 feet            |          |
|-------------------------------------|----------|
| Name                                | Distance |
| Chinese Conservative Baptist Church | 147 ft   |
| Cemc                                | 171 ft   |
| Chinese Evangel Mission Church      | 206 ft   |

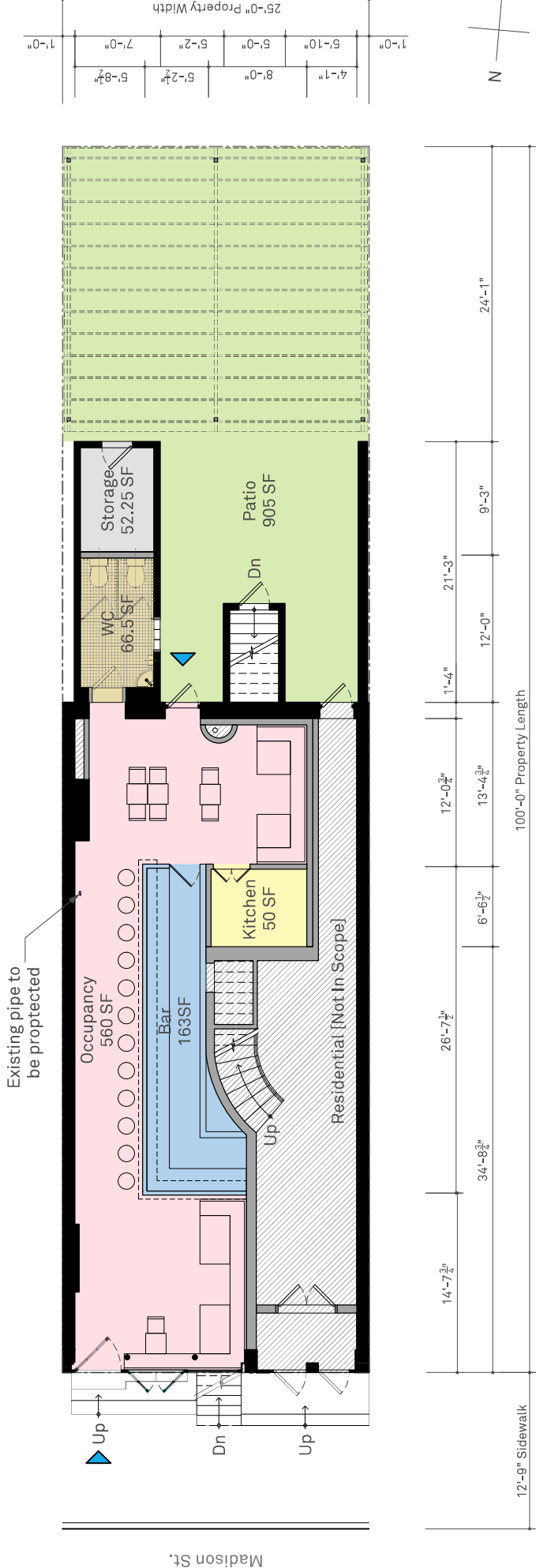
| Churches within 500 feet          |          |
|-----------------------------------|----------|
| Name                              | Distance |
| Cemc                              | 206 ft   |
| House Church In New York          | 231 ft   |
| Episcopal Church Of Our Savior    | 314 ft   |
| Bing                              | 319 ft   |
| First Chinese Presbyterian Church | 329 ft   |
| American Buddhist Association     | 364 ft   |
| St Joseph Church                  | 458 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 |
| DALI NYC LLC<br>License ID: 0340-22-112008<br>Legacy Serial No.: 1340202      | 37 MARKET ST<br>NEW YORK, New York 10002                       | 122 ft   |
| MR FONG'S LLC<br>License ID: 0370-23-139405<br>Legacy Serial No.: 1281381     | 40 MARKET ST<br>AKA 123 MADISON ST<br>NEW YORK, New York 10002 | 212 ft   |
| WINNIE'S BAR INC<br>License ID: 0340-22-109367<br>Legacy Serial No.: 1305348  | 58 E BROADWAY<br>2ND FLOOR<br>NEW YORK, New York 10002         | 587 ft   |
| SUN YUE TUNG CORP<br>License ID: 0340-23-132447<br>Legacy Serial No.: 1139260 | 55 79 DIVISION ST<br>AKA 88 E BWY<br>NEW YORK, New York 10002  | 717 ft   |

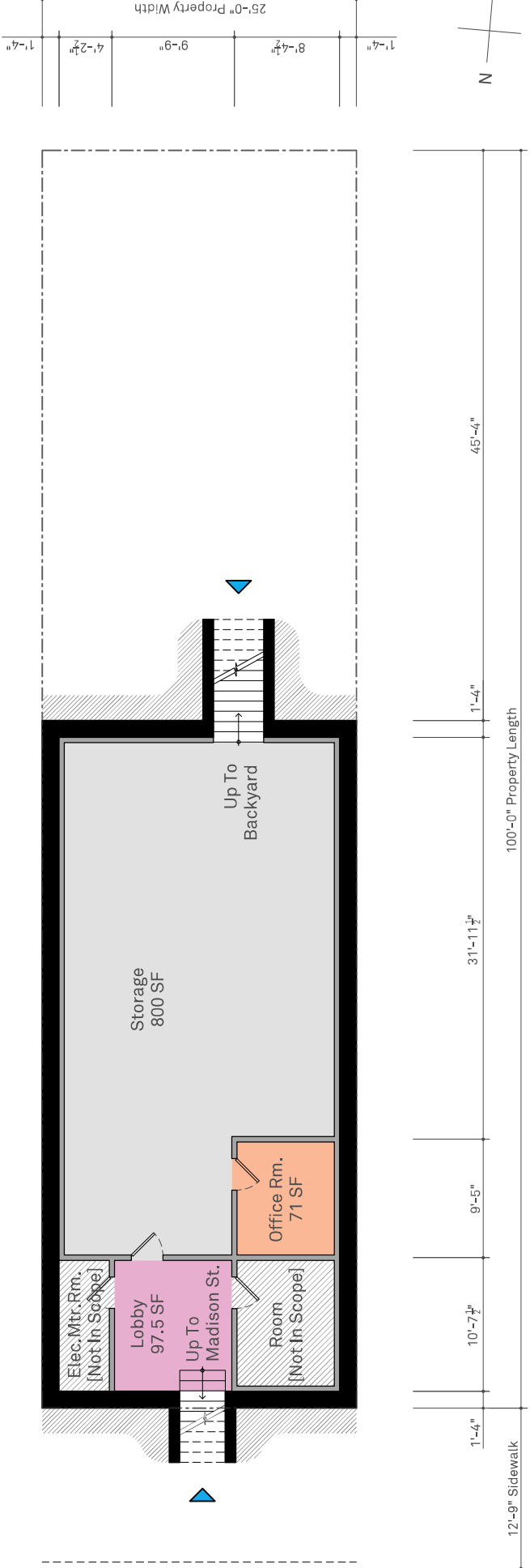
'Spring Bar'

12 Feb 2025



1 Ground Level Plan - Proposed Condition

1/8" = 1'



1 Basement Plan - Existing Condition

1/8" = 1'

## Spring Bar, Food Menu

1. Fried Taro Cake
2. Curry over Rice
3. Cucumber + Wood Ear Mushroom Salad
4. Hot Dog
5. Chinese Vine Tea