



# 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, Lori Eng, as a qualified representative of Ping Brothers Corp,  
located at 22 Mott Street, New York, NY agree to the following stipulations:

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) \_\_\_\_\_  
☒ Kitchen open and serving food every night during all hours of operation.
3. My hours of operation will be:  
Mon 11am - 9:30 pm; Tue 11am - 9:30 pm; Wed 11am - 9:30 pm;  
Thu 11am - 9:30 pm; Fri 11am - 9:30 pm; Sat 10am - 9:30 pm; Sun 10am - 9:30 pm.  
(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)
4. ☐ I will not use outdoors commercially.
5. ☐ I may apply for sidewalk and/or roadbed dining as allowed by the Dining Out NYC 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.
6. ☒ 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.
7. I will not have ☒ DJs, ☒ live music, ☒ promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☒ dancing, ☐ more than \_\_\_\_\_ private parties per \_\_\_\_\_.
8. ☒ I will play ambient recorded background music only. \_\_\_\_\_ number of TVs.
9. ☒ 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.
10. ☒ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
11. ☒ I will not apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.
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 limitations OR ☐ I will have happy hour and it will end by \_\_\_\_\_. - Please indicate one of the above -
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: Lori Eng Phone Number: 917-622-8785

18. ☐ I will: \_\_\_\_\_

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

Signed [Signature]

Sworn to this 29th day of August 2025

Dated 08/29/2025  
MEI XIAO  
Notary Public, State of New York  
Reg No. 01X16312853  
Notary Public Qualified in Queens County  
Certificate filed in New York County  
Commission Expires Oct. 6th, 2026



THE CITY OF NEW YORK  
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Tareake Dorill, Board Chair

Susan Stetzer, District Manager

**Community Board 3 Liquor License Application Questionnaire for Administrative Approval**

Today's Date: 8/28/2025

**APPLICANT**

1. Name of applicant and principle(s): Ping Brothers Corp.
2. Premise address: 22 Mott Street
3. Cross streets: Worth Street
4. Trade name (DBA): Ping's
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: Restaurant Wine License
9. Previous or current use of the location: Restaurant
10. Corporation and trade name of current location: Ping
11. Type of building and number of floors: Mixed use, 6 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? Eating & Drinking
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): C6-1
15. How many licensed establishments are within 1 block? 0
16. How many On-Premise (OP) liquor licenses are within 500 feet? 0
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): Open everyday from 11:00am to 10:00pm
22. Total number of table: 20 23. Total number of seats: 101
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): N/A
26. Does premise have a full kitchen? ☒ Yes ☐ No
27. What are the hours kitchen will be open? 11:00am to 10:00pm everyday
28. What type of food is available for sale? Chinese food
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Nancy Ha
30. How many employees will there be? 12
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: \_\_\_\_\_
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? \_\_\_\_\_  
Customers will only waiting inside the restaurant waiting area
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? \_\_\_\_\_  
\_\_\_\_\_
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.

# ATTENTION RESIDENTS & NEIGHBORS

Ping Brothers Corp.

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Company/DBA Name and Contact Number for Questions

**plans to open a**

Restaurant

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

**at the following location**

22 Mott St., New York, NY 10013

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Building Number and Street Name (Address)

**This establishment is seeking a license to serve**

Beer & Wine

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Beer & Wine or Beer

Lori 917-622-8785

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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**

# ATTENTION RESIDENTS & NEIGHBORS

## 第 3 社區居民 請注意

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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)

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(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)

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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)

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

# NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

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Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

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

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

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address

dirección

Seeking a license to serve

En búsqueda de una  
licencia para servir:

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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.

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