



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, Ming Xun Lee Feng, as a qualified representative of 86 Bite & Sip Inc., located at 114 East 1st Street, New York, NY agree to the following stipulations:

- My license type is: ☐ beer & cider ☒ wine, beer & cider ☐ liquor, wine, beer & cider
- ☒ My License category is: ☐ New Application ☒ New Application and Temporary Retail Permit ☐ Temporary Retail Permit
☐ Removal ☐ Class Change ☐ Method of Operation ☐ Corporate Change ☐ Renewal ☐ Alteration
- ☒ I will operate a full-service restaurant, specifically a (type of restaurant) Chinese Restaurant
☒ Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:
Mon 12pm-10pm; Tue 12pm-10pm; Wed 12pm-10pm; Thu 12pm-10pm; Fri 12pm-10pm; Sat 12pm-10pm; Sun 12pm-10pm.

(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 Dining Out NYC or Open Streets 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.
- ☒ 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, ☒ Dancing ☐ more than _____ private parties per _____.
- ☒ I will play ambient recorded background music only. 1 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, a change to my method of operation, or alteration for at least two years 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 6pm. - 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: Ming Xun Lee Feng Phone Number: (929) 666-5604

18. ☐ I will: _____

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

Ming Xun Lee Feng

11/03/2025

Signed

Dated

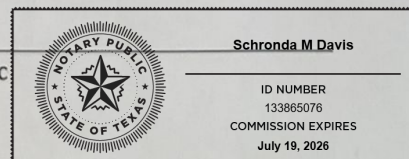
Sworn to this 3rd day of November 2025

Schonda M. Davis

Notary Public

State of Texas Cherokee County

Electronically signed and notarized online using the Proof platform.





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Andrea Gordillo, Board Chair

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Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: 11/3/2025

APPLICANT

1. Name of applicant and principle(s): 86 Bite & Sip Inc., Ming Xun Lee Feng
2. Premise address: 114 E 1st Street, New York, NY 10009
3. Cross streets: LUDELOW STREET, AVENUE A
4. Trade name (DBA): Bite & Sip
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 (Beer & Wine)
9. Previous or current use of the location: Restaurant
10. Corporation and trade name of current location: 86 Bite & Sip Inc. d/b/a Bite & Sip
11. Type of building and number of floors: Attached multi-unit building with 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 Pending Letter of No Objection
12a. What is the permitted occupancy indoors and outdoors? Indoors - 25
Outdoors - N/A
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): R8A
15. How many licensed establishments are within 1 block? 5
16. How many On-Premise (OP) liquor licenses are within 500 feet? 17
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: Chinese Restaurant offering dumplings, dim sum and fresh juice
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): Monday - Sunday 12pm - 10pm
22. Total number of table: 7 23. Total number of seats: 18
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? 12pm - 10pm
28. What type of food is available for sale? Dumplings, Dim Sum, Fried rice, Bao Bun and Juice
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Principal
30. How many employees will there be? 2-4 part-time
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? 1
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: small portable bluetooth speaker for soft background music only
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? _____
Customer volume is light and controlled, orders are dine-in or takeout. No sidewalk crowding expected.
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? _____
Keep doors and window closed; soft background music only at low volume; outside waiting will be not allowed
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. Managed and supervised similar restaurant (Nom Wah Nollita) that holds beer and wine license for 3 years as manager.
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

86 Bite & Sip Inc. d/b/a Bite & Sip, (929) 666-5604

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

114 East 1st Street, Store #2, New York, NY 10009

Building Number and Street Name (Address)

This establishment is seeking a license to serve

Beer and Wine

Beer & Wine or Beer

Ming Xun Lee Feng (929) 666-5604

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

86 Bite & Sip Inc. d/b/a Bite & Sip, Ming Xun Lee Feng (929) 666-5604

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)

114 East 1st Street, Store #2, New York, NY 10009

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

86 Bite & Sip Inc. d/b/a Bite & Sip, Ming Xun Lee Feng (929) 666-5604

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

114 East 1st Street, Store #2, New York, NY 10009

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.**

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