

# 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, William Wong, as a qualified representative of Leon Hotel LLC  
located at 125 Canal Street, New York, NY agree to the following stipulations:

1. My license type is: ☐ beer & cider ☒ wine, beer & cider ☐ liquor, wine, beer & cider
  2. ☐ 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
  3. ☐ I will operate a full-service restaurant, specifically a (type of restaurant) \_\_\_\_\_  
☒ Kitchen open and serving food every night during all hours of operation.
  4. My hours of operation will be:  
Mon 7PM - 11<sup>30</sup>PM ; Tue 7PM - 11<sup>30</sup>PM ; Wed 7PM - 11<sup>30</sup>PM ; Sun 7PM - 11<sup>30</sup>PM  
Thu \_\_\_\_\_ ; Fri \_\_\_\_\_ ; Sat \_\_\_\_\_
- (I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)
5. ☒ 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.
  6. ☐ I will close any front or rear facade 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 facade 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, a change to my method of operation, or alteration for at least two years 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: William Wong Phone Number: (917) 400-3658
18. ☐ I will: \_\_\_\_\_

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

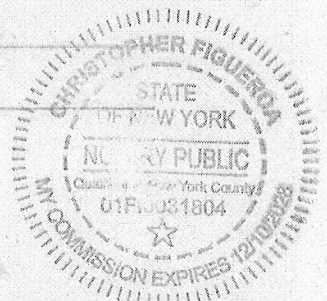
Signed

Sworn to this

21st day of Nov. 2025

Dated

Notary Public





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Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: 11/13/25

**APPLICANT**

1. Name of applicant and principle(s): Leon Hotel LLC
2. Premise address: 102 Bowery 125 Canal Street, New York, NY 10002
3. Cross streets: Bowery & Chrystie Street
4. Trade name (DBA): n/a
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: n/a
7. Is location currently licensed? ☐ Yes ☒ No
8. Type of license: Applying for tavern wine license
9. Previous or current use of the location: Hotel
10. Corporation and trade name of current location: Leon Hotel, LLC
11. Type of building and number of floors: Commercial Hotel
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? 74 inside
13. Do you plan to apply for Public Assembly permit? ☐ Yes ☒ No NO outside
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): C6-2
15. How many licensed establishments are within 1 block? 5
16. How many On-Premise (OP) liquor licenses are within 500 feet? 10
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: Tavern wine
19. Will any other business besides food or alcohol service be conducted at premise? ☒ Yes ☐ No Building is a Hotel
20. If yes, please describe what type: Hotel
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): 7PM - 11:30PM, every day
22. Total number of table: 4
23. Total number of seats: 14
24. How many stand-up bars / bar seats are located on the premise? One

(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): located in sub-basement, rectangle, 36 ft long, 24 ft depth
26. Does premise have a full kitchen? ☐ Yes ☒ No
27. What are the hours kitchen will be open? 7 PM - 11 PM
28. What type of food is available for sale? Sandwiches, Salads, Cookies, Chips
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? \_\_\_\_\_
30. How many employees will there be? 2
31. Do you have or plan to install? ☐ French doors ☐ accordion doors ☐ windows NONE of these
32. Will there be TVs / monitors? ☒ Yes ☐ No If Yes, how many? Two
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: N/A
35. What will be the music volume? ☒ Background (quiet) ☐ Entertainment level
36. Please describe your sound system: iPod
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? N/A
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? No increase in traffic or crowds since the hotel has already been at this location for many years.
40. Will there be security personnel? ☐ Yes ☒ No 40a. If Yes, how many and when? N/A
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? The tavern space is in the hotel, sub-basement level so there should be no noise inside or outside.
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: N/A 45a. Community Board N/A
46. Dates of operation: N/A
47. Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If yes, explanation of experience or resume. Managed the hotel for many years but never had liquor license.
48. Does any principal have other business in the area? ☒ Yes ☐ No If yes, give trade name and describe type of business: Hotel at this address.
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.

Community board notice form sent to a number of block associations.