



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, Thuy Thu Truong, as a qualified representative of Ngon Pham NYC Holdings LLC, located at 85 2nd Avenue, New York, NY agree to the following stipulations:

- 1. My license type is: [ ] beer & cider [x] wine, beer & cider [ ] liquor, wine, beer & cider
2. [ ] My License category is: [ ] New Application [x] New Application and Temporary Retail Permit [ ] Temporary Retail Permit
3. [ ] I will operate a full-service restaurant, specifically a (type of restaurant) Asian Restaurant
4. My hours of operation will be: Mon 12PM-10PM; Tue 12PM-10PM; Wed 12PM-10PM; Thu 12PM-10PM; Fri 12PM-12AM; Sat 12PM-12AM; Sun 12PM-10PM

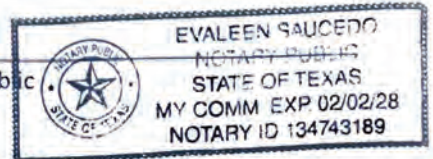
(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)

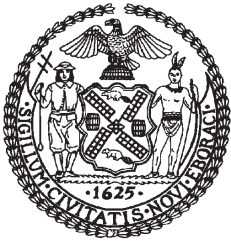
- 5. [x] I may apply for sidewalk and/or roadbed dining as allowed by the Dining Out NYC or Open Streets Program but will close all outdoor dining by 10:00 p.m. all days and not have any music, speakers or tv monitors.
6. [x] I will close any front or rear facade doors and windows at 10:00 p.m. every night or when amplified sound is playing...
7. I will not have [x] DJs, [x] live music, [x] promoted events, [x] any event at which a cover fee is charged, [x] scheduled performances, [x] Dancing
8. [x] I will play ambient recorded background music only.
9. [x] 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. [x] I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
11. [x] 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. [x] I will not participate in pub crawls or have party buses come to my establishment.
13. [x] I will not have unlimited drink specials, including boozy brunches, with food.
14. [x] 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...
15. [x] I will not have wait lines outside. [x] I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. [x] I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. [x] 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: THUY TRUONG Phone Number: 8175652255
18. [ ] I will:

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

Signed Sworn to this 29th day of Jan 2024

Dated Notary Public





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

Today's Date: 01/29/2026

**APPLICANT**

1. Name of applicant and principle(s): Ngon Pham NYC Holding LLC/Thuy Thu Truong
2. Premise address: 85 2nd Avenue, New York, NY 10003
3. Cross streets: E. 4th Street & E. 5th Street
4. Trade name (DBA): Ngon Vietnamese Kitchen
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: \_\_\_\_\_
9. Previous or current use of the location: Restaurant
10. Corporation and trade name of current location: Ngon Pham NYC Holding LLC
11. Type of building and number of floors: Ngon Vietnamese Kitchen
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? 10 + 62 + 72
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): C2-5
15. How many licensed establishments are within 1 block? 0
16. How many On-Premise (OP) liquor licenses are within 500 feet? 24
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): Mon-Thus: 12PM-10PM; Fri-Sun: 12PM-12AM
22. Total number of table: 35 23. Total number of seats: 85
24. How many stand-up bars / bar seats are located on the premise? 1 bar with 5 seats

(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): 15 feet, Square at first floor
26. Does premise have a full kitchen?  Yes  No
27. What are the hours kitchen will be open? Mon-Thus: 12PM-10PM; Fri & Sun: 12PM-12AM
28. What type of food is available for sale? Vietnamese
29. Will a manager or principal always be on site?  Yes  No If yes, which? Thuy Thu Truong
30. How many employees will there be? 8
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: CD player
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? \_\_\_\_\_  
1 employee will be managed vehicular and crowds on the sidewalk.
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? \_\_\_\_\_  
lower volume of CD player
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): City of Dallas Liquor License No 106852036, City of Grand Prairie Liquor License 106427625
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.