

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:** March 2026

Is location currently licensed?  Yes  No    Type of license: On premises liquor

If alteration, describe nature of alteration: \_\_\_\_\_

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Tea Bistro Inc d/b/a Basement a/k/a Chan Chan Tong

**APPLICANT:**

Premise address: 45 Mott Street

Cross streets: Bayard & Pell Street

Name of applicant and all principals: Mott45 Inc/Jie Yu Wu

Trade name (DBA): Mission Chinese/Basement



If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? \_\_\_\_\_

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.") 1 employee will be designated to discourage loiterers on the sidewalk and taxis and Ubers will be encouraged to drop off and pick up quickly and quietly.

Will there be security personnel?  Yes  No (If Yes, how many and when) \_\_\_\_\_  
Thursday-Saturday 10:00pm-4:00am

How do you plan to manage noise inside and outside your business so neighbors will not be affected?

Please attach plans. My security guard is present Thursday-Saturday 10:00pm-close and he will ensure that noise does not disturb our neighbors;

Is sound proofing installed?  Yes  No Management will ensure that at all times the interior of the premises never exceeds conversational level

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: Tea Bistro Inc d/b/a Basement

Address: 45 Mott Street Community Board # 3

Dates of operation: 2014-Present

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. Cha Kee Inc, 43 Mott Street Currently operating under a temporary permit

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. 2022-unauthorized use of trade name; failure to file a supplemental statement, resolved by payment of a civil penalty

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? See Attached

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

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) Chinese American restaurant, or  
 I will operate a \_\_\_\_\_,  
 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 7:00am-2:00am; Tue 7:00am-2:00am; Wed 7:00am-2:00am;  
Thu 7:00am-4:00am; Fri 7:00am-4:00am; Sat 7:00am-4:00am;  
Sun 7:00am-2:00am. (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, \_\_\_\_\_

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 \_\_\_\_\_ DJs per \_\_\_\_\_,  more than \_\_\_\_\_ private parties per \_\_\_\_\_
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 \_\_\_\_\_.
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: Jie Yu Wu

Phone Number: (917) 794-7388

<b>Proximity Report For:</b>	
<b>Location</b>	<b>45 Mott St, New York, New York, 10013</b>
<b>Geocode</b>	<b>Latitude: 40.71527 Longitude: -73.99883</b>
<b>Report Generated On</b>	<b>8/26/2025</b>

<b>8 Closest Liquor Stores</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>
MARKS WINE & SPIRITS LTD License ID: 0100-23-125353 Legacy Serial No.: 1023591	53 MOTT STREET NEW YORK, New York 10013	151 ft
CHIN KONG INC License ID: 0100-21-114840 Legacy Serial No.: 1023498	17 23 EAST BROADWAY STORE #104 NEW YORK, New York 10002	815 ft
WALKER LIQUOR CORP License ID: 0100-22-117918 Legacy Serial No.: 1023593	101 105 LAFAYETTE STREET NEW YORK, New York 10013	1,092 ft
MADISON WINE AND LIQUOR LLC License ID: 0100-21-115568 Legacy Serial No.: 1264145	45 MADISON ST NEW YORK, New York 10038	1,230 ft
R & S 49 LIQUOR CORP License ID: 0100-21-114049 Legacy Serial No.: 1297191	92 ELIZABETH ST NEW YORK, New York 10013	1,429 ft
SA VINO ITALIANO INC. License ID: 0100-23-124962 Legacy Serial No.: 1199593	200 GRAND ST MOTT & MULBERRY STREETS NEW YORK, New York 10013	1,540 ft
CSEN INC License ID: 0091-25-108925 Legacy Serial No.: 6058487	83 Henry Street Store #2 New York, New York 10002	1,664 ft
OCEAN WINE & SPIRIT INC License ID: 0100-22-118080 Legacy Serial No.: 1296083	273 GRAND ST NEW YORK, New York 10002	1,877 ft

<b>Schools within 500 feet</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>
TRANSFIGURATION SCHOOL	29 MOTT ST NEW YORK, NY 10013	180 ft

<b>Churches within 500 feet</b>		
<b>Name</b>	<b>Distance</b>	
First Chinese Baptist Church	263 ft	
Eastern States Buddhist Temple	350 ft	
Trust In God Baptist Church	379 ft	

<b>Pending On Premises Liquor Licenses within 750 feet</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>
Gosh NY LLC Application ID: NA-0370-25-104821	32 Mulberry St New York, NY 10013	308 ft
50 HST HOSPITALITY LLC Application ID: NA-0370-24-147819	50 Bowery Cellar Level New York, NY 10013	663 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
TEA BISTRO INC License ID: 0340-22-104421 Legacy Serial No.: 1281439	45 MOTT ST GFL & CELLAR FL NEW YORK, New York 10013	36 ft
40 MULBERRY RESTAURANT INC License ID: 0340-23-134456 Legacy Serial No.: 1246514	40 MULBERRY STREET NEW YORK, New York 10013	244 ft
APOTHEKE LLC License ID: 0370-24-116108 Legacy Serial No.: 6024400	9 DOYERS STREET BOWERY & PELL STREETS NEW YORK, New York 10013	369 ft
8 TUXEDOS INC License ID: 0340-23-129176 Legacy Serial No.: 1306506	5 DOYERS ST NEW YORK, New York 10013	406 ft
BAR CLARK LLC License ID: 0370-24-108012 Legacy Serial No.: 6016061	102 BAYARD ST NEW YORK, NY 10013	407 ft
WINNIES NYC LLC License ID: 0340-22-115566 Legacy Serial No.: 1293517	104 BAYARD ST NEW YORK, New York 10013	429 ft

Pell St

50	Golden Shampachi Restaurant
50	Chopsticks & care pharmacy shop
48	Chen's Watch
47	Red Apple Gift Shop
44	Gong Cha Bubble Tea
42-44	CLUB
40	Optical group

MOTT ST

Bayard St

39	Gift Shop
41	New Golden Fungus Bakery
42	Cha Kebab
47	Gift Souvenir
49	Desert store Melon
49	Lin Sing Association
51	RESTAURANT Kitchen
53	LIQUOR STORE Wack's Wine & Spirit
53 1/2	Eye Genius

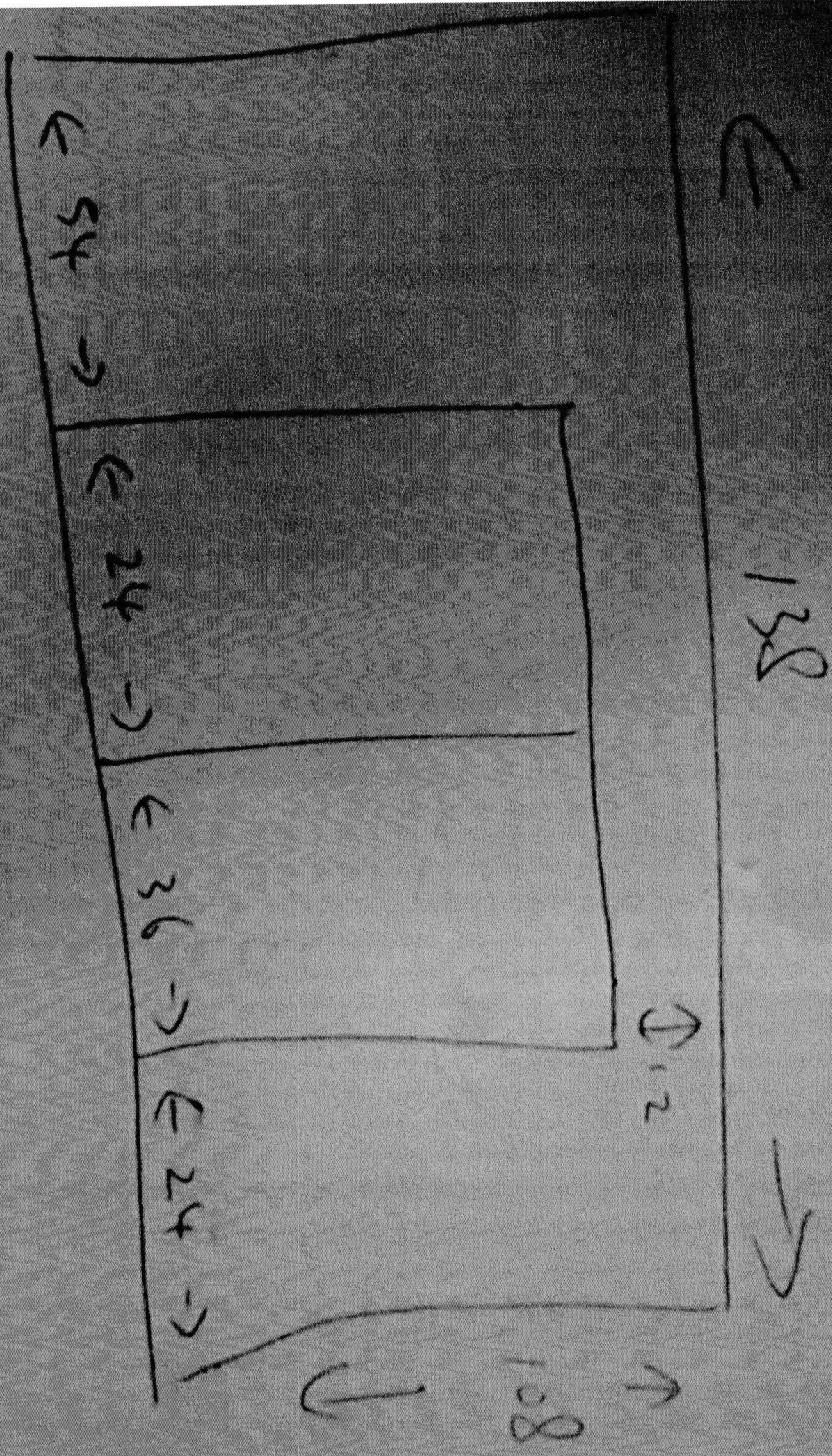
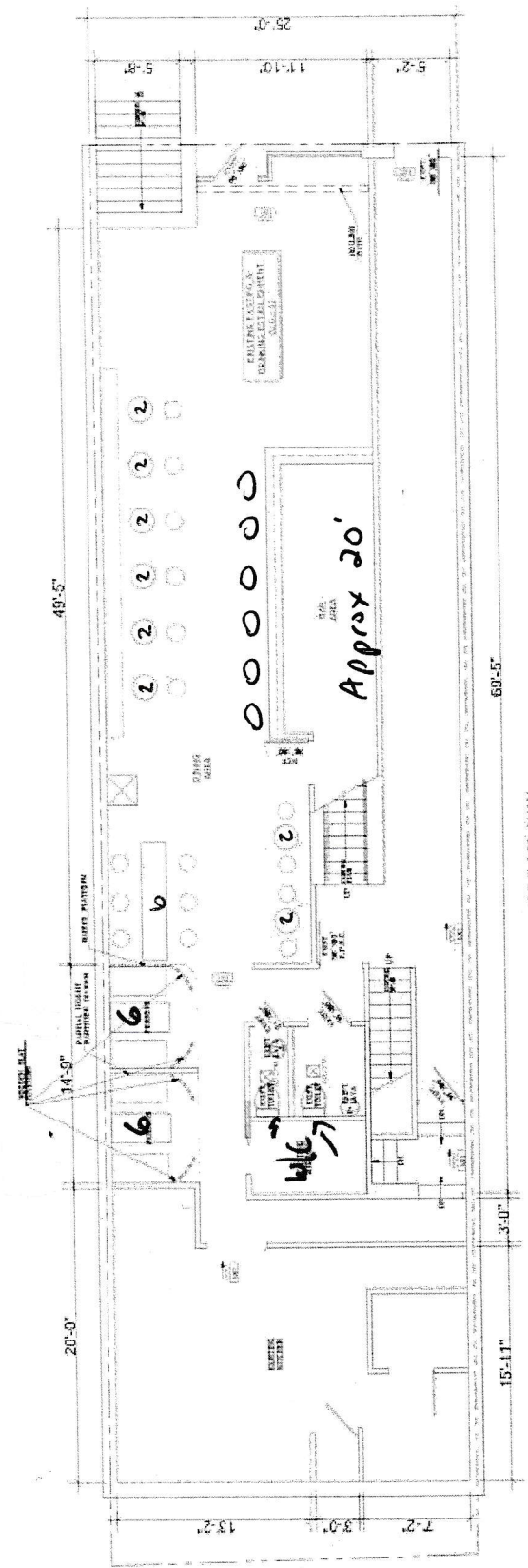


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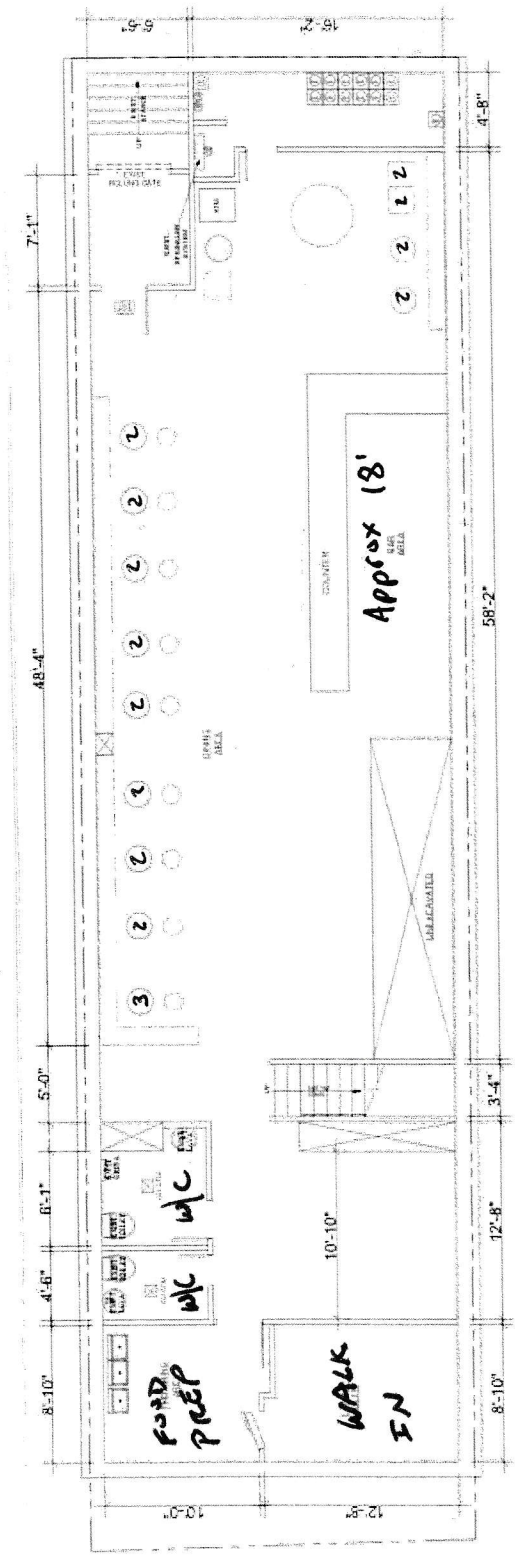
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1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

11 Tables  
 34 Seats  
 6 Barstools

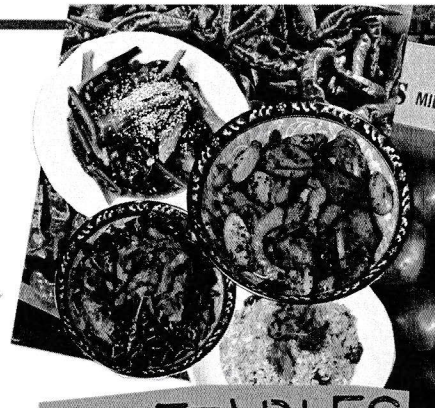
45 M. + J.  
 NYC NY  
 First floor



BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"

45 Mott St  
MC MC  
Basement

13 Tables  
27 Seats



# RICE & NOODLES

麵 / 飯

**SALT COD FRIED RICE \$22**  
SALT COD, CHINESE SAUSAGE, SCRAMBLED EGG  
咸鱈魚炒飯  
咸鱈魚、廣式腊腸与炒蛋

**SNOW CRAB GARLIC NOODLES, SF STYLE \$39**  
FRESH RAMEN NOODLES BRAISED IN GARLIC BUTTER,  
TOPPED WITH SNOW CRAB  
蒜香雪蟹拉麵 旧金山式  
拉麵炖煮于蒜香奶油, 鋪上雪蟹肉

**SHISO FRIED RICE \$21**  
GINGER PICKLE, SHISO, SALTED BUTTER  
紫苏炒饭  
姜泡菜、紫苏、咸奶油

**CHEN'S CHOW FUN \$19**  
FRESH RICE NOODLES STIR FRIED WITH BEEF & GARLIC CHIVES  
陈氏炒河粉  
炒河粉炒牛肉与韭黄

**\*SHRIMP FRIED RICE \$22**  
CORN & CURRY  
虾仁炒饭  
玉米, 咖喱

**DUCK FRIED RICE \$19**  
鸭炒饭

**TRUFFLE FRIED RICE \$28**  
WITH BEEF  
黑松露炒饭  
牛肉

# VEGETABLES

蔬菜

**\*CHINESE BROCCOLI \$19**  
SICILIAN GARLIC OIL, SMOKED OYSTER SAUCE  
芥兰  
配西西里蒜油与烟熏蚝油酱

**\*GARLIC STRING BEANS \$18**  
SPICY GARLIC SAUCE  
蒜蓉四季豆  
经典蒜蓉酱

**\*STIR FRIED CAULIFLOWER \$18**  
W/SMOKED BACON & GINGER  
炒花椰菜  
烟熏培根与姜

**SILKY BASIL EGGPLANT \$23**  
SALTED CHILI OIL "PARTANNA"  
罗勒炖茄子  
配咸辣油 "PARTANNA"

**PEA LEAVES \$21**  
PUMPKIN BROTH, SILVER  
NEEDLE NOODLE  
豆腐  
南瓜汤底、金针粉丝

# SIGNATURE MAINS

招牌主菜

**BROCCOLI BEEF \$23**  
SMOKED OYSTER SAUCE  
西兰花牛肉  
烟熏蚝油酱

**\*PEPPER STEAK \$24**  
STIR FRIED SIRLOIN & LONG HOTS,  
SERVED WITH RICE  
黑椒牛柳  
炒西冷牛排与长辣椒, 佐米饭

**OPHELIA'S STEAMED FISH \$34**  
TWO TYPES OF PICKLED CHILI,  
SIZZLED SCALLIONS  
OPHELIA 清蒸鱼  
两种泡椒与热油葱花

**MAPO TOFU \$21**  
SILKEN TOFU  
BRAISED WITH PORK & SPICY FERMENTED CHILI  
麻婆豆腐  
嫩豆腐、猪肉与发酵辣椒炖煮而成

**HONEY WALNUT PRAWNS \$29**  
CANDIED WALNUTS & CHICORY  
蜜汁核桃虾  
蜜渍核桃与菊苣

**\*SWEET & SOUR CHICKEN \$22**  
SERVED KOREAN STYLE  
甜酸鸡  
韩式风味

**GREEN PEPPERCORN CHICKEN \$22**  
FRESH GREEN & RED PEPPERS  
青胡椒鸡  
新鲜青红椒、青胡椒

**GOLDEN PRAWNS \$28**  
SALTED EGG YOLK SAUCE  
黄金虾  
咸蛋黄酱

**SIZZLING CUMIN LAMB RIBS \$39**  
WHITE BBQ SAUCE, DATES & CHILI OIL  
铁板孜然羊肋排  
白烧烤酱、红枣与辣油

**GREEN PEPPERCORN FISH \$29**  
GRASS FISH, WOOD EAR MUSHROOM  
青胡椒鱼  
草鱼、木耳、青胡椒

**SICHUAN FILET MIGNON \$50**  
GENTLY COOKED IN GREEN SICHUAN PEPPERCORN BUTTER  
川味菲力牛排  
青花椒黄油轻煮入味

**HOMETOWN KUNG PAO PASTRAMI \$36**  
HOMETOWN BBQ PASTRAMI, POTATOES,  
PEPPERS & PEANUTS  
家乡宫保熏牛肉  
HOMETOWN BBQ 熏牛肉、土豆、彩椒与花生

**THRICE COOKED BACON & RICE CAKES \$28**  
SWEET TOFU SKIN, BLACK BEAN & BITTER MELON  
三杯五花肉炒年糕  
甜豆皮、豆豉与苦瓜

# DESSERT

甜点

**SLICED BEEF \$32**  
PUMPKIN & PICKLED CHILI SOUP  
水煮牛肉片  
南瓜酸辣汤底

**SANDY'S SILKY ALMOND CREAM W/STRAWBERRIES \$10**  
SANDY'S 杏仁奶冻配草莓

MISSION  
CHINESE  
FOOD

CEO  
6



# SOUP DUMPLINGS

**\*CLASSIC PORK SOUP DUMPLINGS (6) \$14**  
SHREDDED GINGER & BLACK RICE VINEGAR  
经典猪肉小笼包  
配姜丝, 黑米醋

**CRAB SOUP DUMPLINGS (6) \$16**  
SHREDDED GINGER & BLACK RICE VINEGAR  
麻辣小笼包  
配姜丝, 黑米醋

**\*BLACK TRUFFLE PORK SOUP DUMPLINGS(6) \$22**  
LIMITED AVAILABILITY  
黑松露猪肉小笼包  
每日有限

**WATERCRESS & SHRIMP DUMPLINGS (3) \$8.50**  
西洋菜蝦餃

**ROAST DUCK ON A PINEAPPLE BUN \$16**  
CHARCOALED CHILI, CUCUMBER & SOUR CREAM  
菠萝包烤鸭  
炭烧辣椒, 青瓜, 酸奶油

**LAVA PORK BUN (CHAR SIU BAO) (2) \$9**  
叉烧包

# DIM SUM

点心

**\*SASHA'S VEGAN SPINACH DUMPLINGS (3) \$9**  
FILLED WITH SHIITAKE MUSHROOMS & BABY BOK CHOY  
SASHA'S 素食菠菜饺  
香菇小白菜肉馅

**\*STEAMED BEEF SIU MAI (3) \$9**  
SPICY PEANUT SAUCE  
蒸牛烧卖  
辣花生酱

**\*SPICY PORK & SHRIMP WONTONS (6) \$12**  
CHILI OIL & CHICKEN BROTH  
辣味猪肉虾仁云吞  
辣油, 鸡汤

**JUMBO SHRIMP DUMPLINGS (3) \$8.50**  
蝦餃王

**CHIVE & SHRIMP DUMPLINGS (3) \$8.50**  
韭菜蝦餃

**GOLDEN LAVA BUN (2) \$8**  
流沙包

TASTING MENUS FOR THE TABLE: CLASSIC (\$75PP) OR DELUXE (\$99PP)

# STARTERS & APPETIZERS

前菜

**FRIED PEANUTS \$8**  
GARLIC OIL, BLACK RICE VINEGAR, FENNEL CANDY  
炒花生  
蒜油, 黑米醋, 茴香糖

**ADDICTIVE CABBAGE SALAD \$12**  
SECRET SESAME DRESSING  
过瘾白菜沙拉  
秘制芝麻酱

**JACKY'S SPICY SPRITE NOODLES \$16**  
BEAN SPROUTS & GARLIC CHIVES,  
EFFERVESCENT DRESSING. SERVED COLD  
JACKY'S 爽脆辣豆  
豆芽与韭黄, 清爽气泡酱汁, 冷食

**SALT & PEPPERED CALAMARI \$19**  
CHILI MAYO & CHICORIES  
椒盐鱿鱼  
辣椒蛋黄酱与菊苣

**\*HOT PEANUT NOODLES \$12**  
SWEET HOISIN, SESAME & SICHUAN CHILI OIL  
花生酱面  
甜味海鲜酱, 芝麻, 四川辣油

**SICHUAN KIMCHI \$8**  
NORWICH MEADOWS SECRET RECIPE  
四川泡菜  
秘制配方

**SMASHED CUCUMBERS \$12**  
WHIPPED SESAME, SICHUAN PEPPER  
拍黄瓜  
芝麻酱, 四川花椒

**WHOPPER, SICHUAN \$15**  
CHARCOALED CHILI SAUCE,  
WHITE KIMCHI, DRESSED  
四川堡堡  
炭烧辣酱, 白泡菜, 调味酱

**WASABI OKRA \$12**  
WASABI DRESSING  
芥末秋葵  
芥末沙拉

**CHONGQING CHICKEN WINGS \$16**  
VERY HOT, SPICY, TINGLING & NUMBING  
重庆鸡翅  
超辣, 香麻, 酥脆, 刺激

**CRISPY BEEF \$18**  
GARLIC & SICILIAN ORANGE  
香脆牛肉  
蒜香, 西西里橙

