



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, DAWGI ZHAO, as a qualified representative of Chubby Tan NYC LLC located at 239-241 East 5th Street, 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
[] Removal [] Class Change [] Method of Operation [] Corporate Change [] Renewal [] Alteration
3. [X] I will operate a full-service restaurant, specifically a (type of restaurant) JAPANESE STEAK
[X] Kitchen open and serving food every night during all hours of operation.

4. My hours of operation will be:
Mon noon to 11pm; Tue noon to 11pm; Wed noon to 11pm
Thu noon to 11pm; Fri noon to 11pm; Sat noon to 11pm; Sun noon to 11pm

(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. 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 [X] DJs, [X] live music, [X] promoted events, [X] any event at which a cover fee is charged, [X] scheduled performances, [X] Dancing [] more than private parties per
8. [X] I will play ambient recorded background music only. number of TVs.
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. - Please indicate one of the above -
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: DAWGI ZHAO Phone Number: 702 738-6881
18. [] I will:

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

Signed DAWGI ZHAO
Sworn to this 24th day of March 2016

Dated 3/24/2016
AHNE SAMUEL SANG HYUN
NOTARY PUBLIC, STATE OF NEW YORK
No. N2A547
Qualified in New York State
Commission Expires 01/31/2030



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Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: MARCH 23, 2026

APPLICANT

- 1. Name of applicant and principle(s): CHUBBY TAN NYC LLC
2. Premise address: 239-241 E 5TH ST NY NY
3. Cross streets: BETWEEN 2ND & 3RD AVENUES
4. Trade name (DBA): Chubby TAN
5. Check which you are applying to: [] New liquor license [] Alteration of an existing license [X] Sale of assets
6. If alteration, describe nature of alteration: N/A
7. Is location currently licensed? [X] Yes [] No
8. Type of license: RW
9. Previous or current use of the location: RESTAURANT
10. Corporation and trade name of current location: GLOBAL MPPA USA INC
11. Type of building and number of floors: MIXED USE - RETAIL & RESIDENTIAL - 6th FLOORS
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? [X] Yes [] No 12a. What is the permitted occupancy indoors and outdoors? 30
13. Do you plan to apply for Public Assembly permit? [] Yes [X] 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): R7A
15. How many licensed establishments are within 1 block? 30
16. How many On-Premise (OP) liquor licenses are within 500 feet? 25
17. Is premise within 200 feet of any school or place of worship? [] Yes [X] No

PROPOSED METHOD OF OPERATION

- 18. Describe your method of operation: JAPANESE SBAK HOUSE
19. Will any other business besides food or alcohol service be conducted at premise? [] Yes [X] No
20. If yes, please describe what type: N/A
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): NO OUTDOOR SPACE / NOON TO 11 PM EVERY DAY
22. Total number of table: 0 23. Total number of seats: 16
24. How many stand-up bars / bar seats are located on the premise? 16

(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): GROUND FLOOR 16 FT. L-SHAPED
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? NOON TO 9:30 PM EVERY DAY
28. What type of food is available for sale? JAPANESE STEAK & SIDES
29. Will a manager or principal always be on site? Yes No If yes, which? _____
30. How many employees will there be? 7
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: INTERNET
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 BE BY APPOINTMENT ONLY
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? INSTALL SOUND INSULATION AND BACKGROUND MUSIC ONLY
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): CHUBBY SKENNER NYC 37th ST LLC
45. Address: 252 W 37th St. nyc ny 45a. Community Board 5
46. Dates of operation: NOV 2005 to present
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

CHUBBY TAN NYC LLC

Company/DBA Name and Contact Number for Questions

plans to open a

JAPANESE RESTAURANT

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

at the following location

239-245 EAST 5TH ST NY NY

Building Number and Street Name (Address)

This establishment is seeking a license to serve

BEER & WINE

Beer & Wine or Beer

Samuel Ahaz (917) 683-5585

Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 3

With any questions or concerns.

mn03@cb.nyc.gov - www.cb3manhattan.org