



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: 08/06/2026

Is location currently licensed? ☐ Yes ☒ No Type of license: _____

If alteration, describe nature of alteration: N/A

Previous or current use of the location: CAFE

Corporation and trade name of current license: N/A

APPLICANT:

Premise address: 119 HESTER ST, SPACE B, NEW YORK, NY 10002

Cross streets: BETWEEN FORSYTH ST & ELDRIDGE ST

Name of applicant and all principals: SOFT HOURS NY 001 LLC
EVAN L HUANG

Trade name (DBA): SOFT HOURS

PREMISE:

Type of building and number of floors: 6-STORY COMMERCIAL & RESIDENTIAL BLDG

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

☒ Yes ☐ No What is maximum NUMBER of people permitted 74

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): C6-1G

PROPOSED METHOD OF OPERATION:

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) SUN - WED: 11AM - 12AM

THUR - SAT: 11AM - 2AM

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? ☐ Yes ☒ No

If yes, please describe what type: _____

Number of indoor tables? 4 Total number of indoor seats? 8

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____
ONE 7'-8" STAND-UP BAR WITH 0 BAR SEATS LOCATED NEAR REAR OF DINING AREA

(A **stand-up bar** is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)

Does premise have a full kitchen? ☐ Yes ☒ No

Does it have a food preparation area? ☒ Yes ☐ No (If any, show on diagram)

Is food available for sale? ☒ Yes ☐ No If yes, describe type of food and submit a menu _____
BAKED GOODS

What are the hours the kitchen will be open? DURING ALL HOURS OF OPERATION

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? EITHER MANAGER OR PRINCIPALS

How many employees will there be? 4-6

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows?

Will there be TVs/monitors? ☐ Yes ☒ No (If Yes, how many?) _____

Will premise have music? ☒ Yes ☐ No

If Yes, what type of music? ☐ Live musician ☒ DJs ☒ Streaming services/playlists

If other type, please describe _____

What will be the music volume? ☒ Background (conversational) ☐ Entertainment (live music venue level) Please describe your sound system: SPEAKER TO PLAY AMBIENT BACKGROUND MUSIC

Will you host any promoted events, scheduled performances, or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? NO

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

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.") _____

Will there be security personnel? ☐ Yes ☒ No (If Yes, how many and when) _____

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. DOORS WILL BE CLOSED WHEN MUSIC IS PLAYED

Is sound proofing installed? ☐ Yes ☒ No

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: _____

Address: _____ Community Board # _____

Dates of operation: _____

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.

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.

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? 9

How many On-Premise (OP) liquor licenses are within 500 feet? 4

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)

_____ restaurant, or

☒ I will operate a CAFE,

☐ 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 11AM - 12AM; Tue 11AM - 12AM; Wed 11AM - 12AM;

Thu 11AM - 2AM; Fri 11AM - 2AM; Sat 11AM - 2AM;

Sun 11AM - 12AM. (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, ☒ dancing, ☐ 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: EVAN L HUANG

Phone Number: (321) 217-8198

HESTER ST

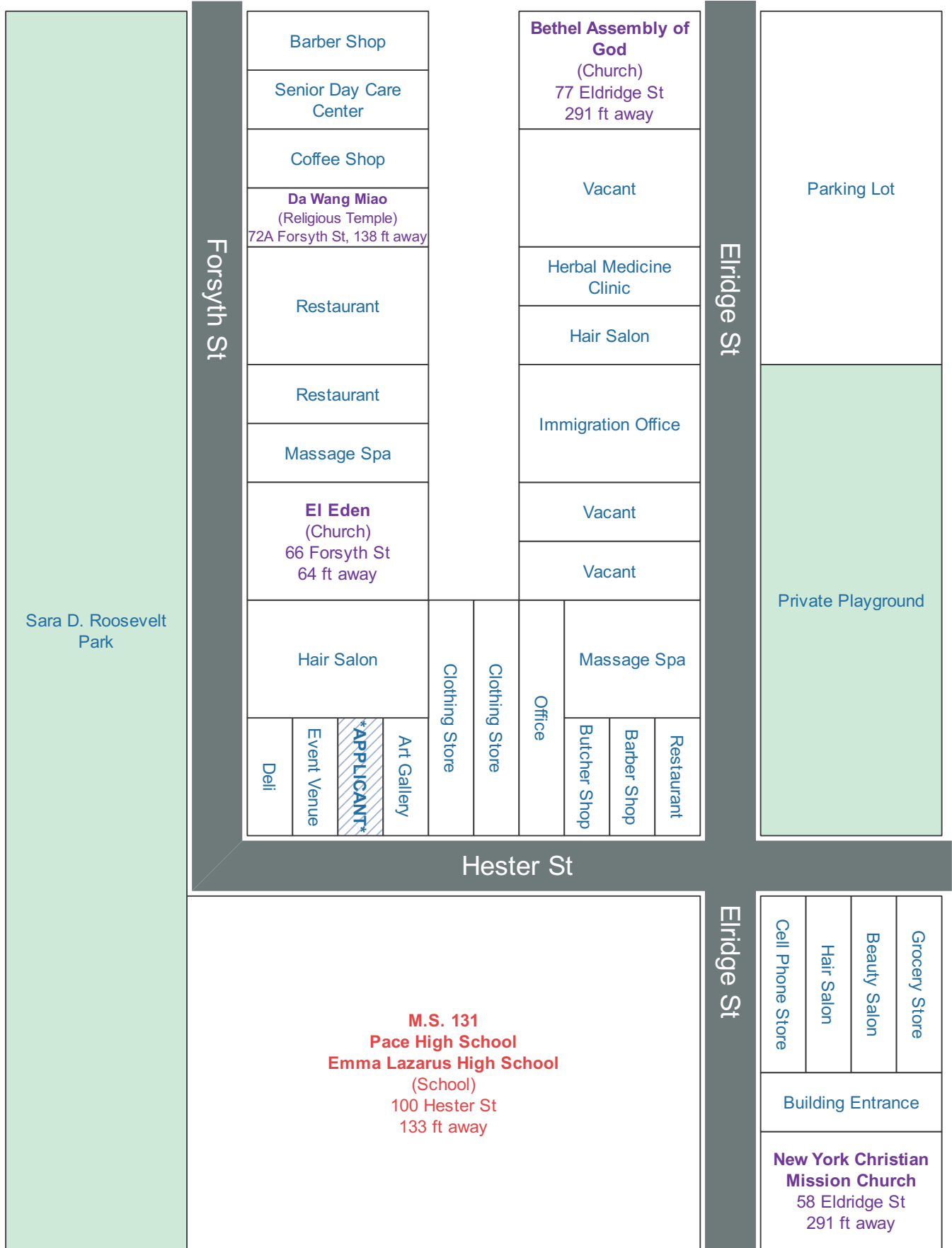
1ST FL

Soft Hours NY 001 LLC

DBA Soft Hours

Block Plot

119 Hester St, Space B, New York, NY 10002





NYC Department of Buildings
280 Broadway, New York, NY 10007

Ahmed Tigani, Commissioner

Letter of Completion

KENNY L MAK

Re: 119 HESTER STREET, MANHATTAN
Job #: 121275137
Block: 306 Lot: 1

Dear KENNY L MAK:

Please be advised that the work related to the above application is completed and was signed off in the Building Information System (BIS) on 12/12/2017.

Because this job was professionally certified, the owner retained a registered professional engineer or registered architect, who certified that the contents of the application comply with the applicable laws, rules and regulations of the Department of Buildings.

Because this job was filed as Directive 14 of 1975, the owner retained a registered professional engineer or registered architect, who certified that he/she inspected the work approved on this application and that it complies with the applicable laws, rules and regulations of the Department of Buildings.

Based on the nature of the work filed on this application a new certificate of occupancy is not required.

Very truly yours,

A handwritten signature in black ink, appearing to be "J. B. B.", written over a horizontal line.

Borough Commissioner
MANHATTAN

This permit copy created on 07/31/2026 reflects the Commissioner(s) as of such date.

Letter Generated on: 07/31/2026

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:

Location	119 Hester St, New York, New York, 10002
Geocode	Latitude: 40.71681 longitude: -73.99342
Report Generated On	7/3/2026

8 Closest Liquor Stores

Name	Address	Distance
OCEAN WINE & SPIRIT INC License ID: 0100-22-118080 Legacy Serial No.: 1296083	273 GRAND ST NEW YORK, New York 10002	372 ft
Century Wines Inc License ID: 0100-21-114295 Legacy Serial No.: 1335358	90 BOWERY ST NEW YORK, New York 10013	637 ft
R & S 49 LIQUOR CORP License ID: 0100-21-114049 Legacy Serial No.: 1297191	92 ELIZABETH ST NEW YORK, New York 10013	871 ft
LES WINE AND SPIRITS INC License ID: 0100-24-116244 Legacy Serial No.: 6024541	53 LUDLOW ST NEW YORK, New York 10002	882 ft
YI DING FA CORP License ID: 0100-22-115857 Legacy Serial No.: 1339668	101 ALLEN ST NEW YORK, New York 10002	1,061 ft
YEE FUNG CORP License ID: 0100-23-126723 Legacy Serial No.: 1257056	135 DIVISION ST STORE B NEW YORK, New York 10002	1,069 ft
ESSEX WINE & SPIRITS INC License ID: 0100-23-126103 Legacy Serial No.: 1358884	35 ESSEX ST NEW YORK, New York 10002	1,077 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	1,241 ft

Schools within 500 feet

Name	Address	Distance
EMMA LAZARUS HIGH SCHOOL	100 HESTER ST NEW YORK, NY 10002	133 ft
PACE HIGH SCHOOL	100 HESTER ST NEW YORK, NY 10002	133 ft
MS 131	100 HESTER ST NEW YORK, NY 10002	133 ft

Churches within 500 feet

Name	Distance
Bethel Chinese Assembly Of God 77 Eldridge St, New York, NY 10002	185 ft
New York Christian Mission Church 58 Eldridge St, New York, NY 10002	291 ft
Promise Christian Church 277 Grand St, Brooklyn, NY 11211	346 ft
Grace Faith Church 65 Chrystie St, New York, NY 10002	392 ft
Cheung On Kan Tin Doa Foundation	441 ft
American Mind In Mind Buddhist Associate	454 ft
Buddhist Cultural Center of USA	454 ft
The American Buddhist Confederation	454 ft

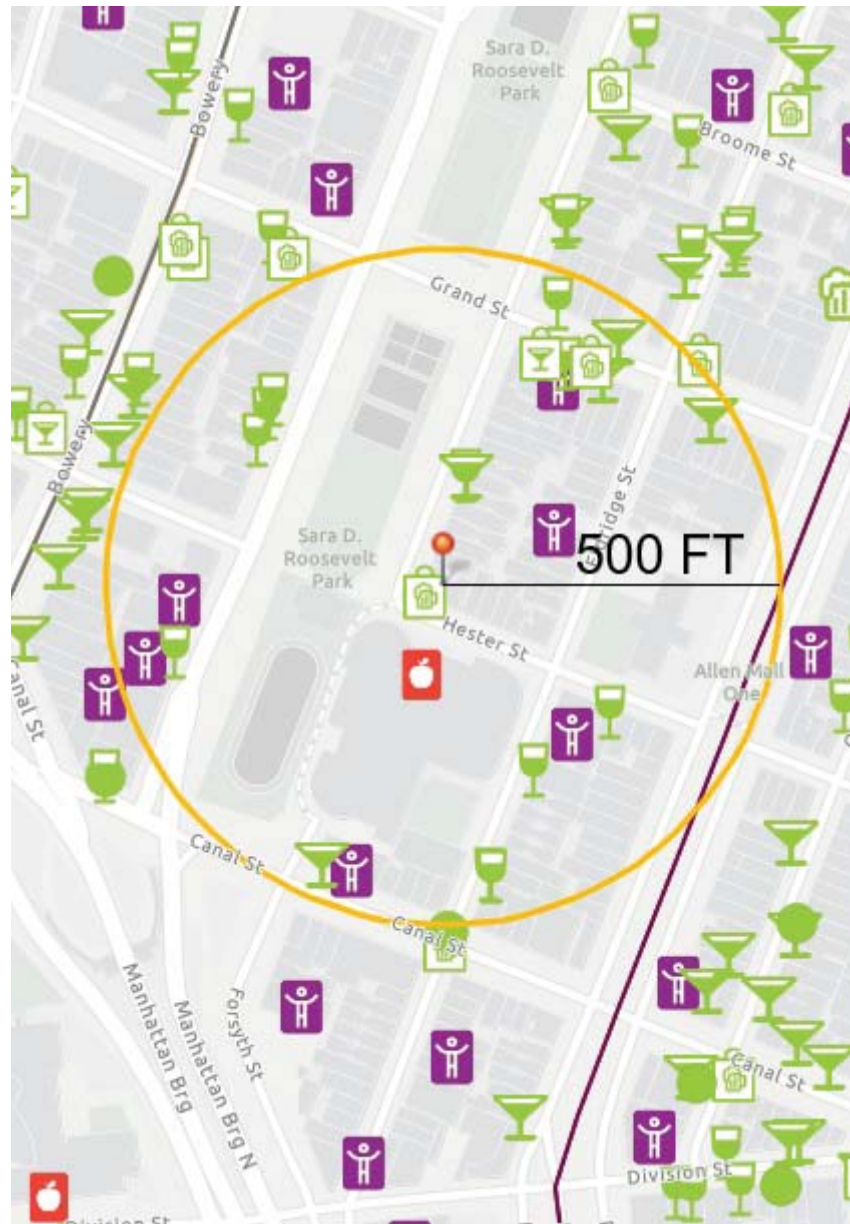
Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
NEW KC BBQ & HOT POT INC. Application ID: NA-0340-26-106629	285 Grand St New York, New York 10002	349 ft
HI-FI TO THE PEOPLE LLC Application ID: NA-0370-26-116851	301 Grand St New York, New York 10002	490 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
DAVID HOSPITALITY GROUP CORPORATION License ID: 0340-24-115329 Legacy Serial No.: 6023606	76 FORSYTH ST NEW YORK, New York 10002	168 ft
CASK STREAM USA LLC License ID: 0340-24-109508 Legacy Serial No.: 6017602	282 GRAND ST NEW YORK, New York 10002	445 ft
TIME CAFE LLC License ID: 0370-24-107990 Legacy Serial No.: 6016039	105 CANAL ST NEW YORK, New York 10002	448 ft
Grand Exhibitions Group LLC License ID: 0370-24-127940 Legacy Serial No.: 6036543	297 Grand St Ground Floor New York, New York 10002	467 ft
97 Happy KTV Inc License ID: 0370-25-117015 Legacy Serial No.: 6066698	97 Bowery New York, New York 10002	533 ft
FRIENDSHIP FOODS ONE INC License ID: 0340-26-134906 Legacy Serial No.: 6085333	103 BOWERY NEW YORK, New York 10002	539 ft
93 BOWERY HOLDINGS LLC & KITCHEN 93 INC. License ID: 0343-22-127105 Legacy Serial No.: 1255629	93 BOWERY NEW YORK, New York 10002	541 ft
CITYVIEW CHINATOWN LLC License ID: 0340-22-115031 Legacy Serial No.: 1291356	93 BOWERY 18TH FL NEW YORK, New York 10002	545 ft
PHX 88 Inc. License ID: 0340-25-107853 Legacy Serial No.: 6057390	85 Bowery New York, New York 10002	569 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
100 FORSYTH RESTAURANT LLC License ID: 0340-22-113726 Legacy Serial No.: 1313086	100 FORSYTH ST BASEMENT NEW YORK, New York 10002	573 ft
ELDRIDGE HOSPITALITY LLC License ID: 0340-23-135944 Legacy Serial No.: 1294588	107 ELDRIDGE ST NEW YORK, New York 10002	583 ft
BOWERY STREET ASSOCIATES LLC, BOWERY STREET TRS LLC & LOWER EAST SIDE HOSPITALITY LLC as mgr License ID: 0343-22-118778 Legacy Serial No.: 1346716	141 151 BOWERY NEW YORK, New York 10002	628 ft
SCARR PIZZA LLC License ID: 0340-24-103607 Legacy Serial No.: 6011591	35 ORCHARD ST SOUTH STORE NEW YORK, New York 10002	639 ft
AUGUST GATHERINGS NYC CORP License ID: 0340-24-107436 Legacy Serial No.: 6015466	102 Bowery WEST STORE New York, New York 10013	648 ft
ZEST HOSPITALITY INC License ID: 0340-23-129800 Legacy Serial No.: 1315058	112 ELDRIDGE ST NEW YORK, New York 10002	655 ft
ORCHARD 17 RESTAURANT CORP License ID: 0340-21-120760 Legacy Serial No.: 1336756	17 ORCHARD ST NEW YORK, New York 10002	691 ft
SWAT PRODUCTION INC License ID: 0370-23-159857 Legacy Serial No.: 6002205	59 CANAL ST 2ND FL NEW YORK, New York 10002	714 ft
Broome Bistro and Cafe LLC License ID: 0340-24-139557 Legacy Serial No.: 6048443	303 305 Broome St New York, New York 10002	716 ft
TREASURE CLUB INTERNATIONAL INC License ID: 0370-24-130236 Legacy Serial No.: 6038907	22 ORCHARD ST NEW YORK, New York 10002	734 ft





果子 Confections

Where bitterness ends, sweetness begins 苦尽甘来

Lychee Dew

lychee, coconut water, light and refreshing

荔枝冻 7

Osmanthus Amber Candy

osmanthus blossom, light honeyed sweetness, frosty and chewy

桂花琥珀糖 6

Rose Water Meringue Cookies

rose water, gentle sugar, airy and light

玫瑰蛋白糖 6

Black Sesame Oatmeal Cookie

roasted black sesame, oat grain, chewy with crisp edges

黑芝麻饼干 7

White Sesame Scallion Scone

white sesame, fresh scallion, crumbly and tender

烧饼司康 7

清饮 Tea

To dwell with tea is to cultivate oneself 以茶修身

Sichuan Jasmine | *perfumed green*
pear · jasmine bloom · sugarcane

四川茉莉花 8

Anxi Iron Goddess | *lightly oxidized oolong*
lychee · toasted grain · plum blossom

安溪鐵觀音 8.5

Wuyi Dahongpao | *charcoal roasted oolong*
toasted chestnut · amber · dried plum

武夷大红袍 9

Yunnan Dianhong | *oxidized black*
persimmon · honey · salted caramel

雲南滇紅 7.5

Yunnan Pu'er | *fermented dark*
cocoa beans · cedar wood · dried fig

雲南普洱 9

Tea	Latte	Oat Latte	Coconut Water	Yin + Yang
<i>iced/hot</i>	<i>2% lactaid</i>	<i>koatji</i>	<i>once upon a coconut</i>	<i>full sized iced tea + hot latte</i>
	+\$1	+\$2	+\$3	-\$1

