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, Daniel S Chen, as a qualified representative of **Fusion Byte Express AI Inc**, located at **71 4th Avenue**, 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) Chinese Restaurant, ☒ Kitchen open and serving food every night during all hours of operation.
4. My hours of operation will be:
   Mon 11:30am to 10:30pm ; Tue 11:30am to 10:30pm ; Wed 11:30am to 10:30pm ;
   Thu 11:30am to 10:30pm ; Fri 11:30am to 10:30pm ; Sat 11:30am to 10:30pm ; Sun 11:30am to 10:30pm .

(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 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.

   ☒ I will have a closed fixed façade 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. 0 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: DANIEL S CHEN Phone Number: 347-392-1179

18. ☐ I will: _____

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

X _____ 7-29-2026

Signed Dated

Sworn to this 29th day of July 2026

_____

Notary Public

LYNETTE L. CHEN
~~Notary Public, State of New York~~
No. 01CH6096417
Qualified in Kings County
Commission Expires July 28, 2027

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Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: 07/29/2026

APPLICANT

1. Name of applicant and principle(s): FUSION BYTE EXPRESS AI INC. AND DANIEL S CHEN
2. Premise address: 71 4TH AVE NEW YORK NY 10003
3. Cross streets: E 9TH ST AND E 10TH ST
4. Trade name (DBA): DUMPLING XI
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: RESTAURANT BEER AND WINE
9. Previous or current use of the location: RESTAURANT
10. Corporation and trade name of current location: FUSION BYTE EXPRESS AI INC. AND DUMPLING XI
11. Type of building and number of floors: Mixed Residential & Commercial Buildings
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? NO USE OF BACK OR SIDE YARD
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): C6-2A -Mixed Residential & Commercial Buildings
15. How many licensed establishments are within 1 block? 2
16. How many On-Premise (OP) liquor licenses are within 500 feet? 7
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: DINE IN CHINESE 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: MONDAY TO SUNDAY 11:30AM TO 10:30PM
22. Total number of table: 21 23. Total number of seats: 44
24. How many stand-up bars / bar seats are located on the premise? 0
    (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): n/a
26. Does premise have a full kitchen? ☒ Yes ☐ No
27. What are the hours kitchen will be open? Monday to Sunday: 11:30am to 10pm
28. What type of food is available for sale? Chinese Food
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? 2 for Menu purpose
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: A regular sound system for playing background music without a external amplifier
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? All dining and takeout guests will wait inside our restaurant, leaving the sidewalk completely clear for pedestrians. Third-party delivery drivers will pick up orders inside the restaurant so they do not congregate outside.
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? we will only play soft, low-volume background music inside the dining room to ensure conversations stay at a conversational level. Our kitchen exhaust systems and refrigeration units was professionally installed with proper vibration padding to minimize external mechanical hums. Our staff will ensure that patrons waiting for takeout remain indoors, preventing noisy groups from gathering on the sidewalk.
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): 228 BROOKLYN GROUP INC. DBA 228 ASIAN BISTRO
45. Address: 222 DUFFIELD STREET BROOKLYN NY 11201 45a. Community Board BROOKLYN COMMUNITY BOARD #2
46. Dates of operation: 07/2025
47. Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If yes, explanation of experience or resume. The owner brings over 20 years of professional restaurant industry experience, including serving as a Manager of Fushimi Japanese Restaurant
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

FUSION BYTE EXPRESS AI INC. DBA: DUMPLING XI
Contact phone: 347-392-1179

Company/DBA Name and Contact Number for Questions

plans to open a

Restaurant with no sidewalk cafe or backyard garden

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

at the following location

71 4TH AVE NEW YORK NY 10003

Building Number and Street Name (Address)

This establishment is seeking a license to serve

BEER & WINE

Beer & Wine or Beer

Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 3
With any questions or concerns.
mn03@cb.nyc.gov - www.cb3manhattan.org