



THE CITY OF NEW YORK  
 MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003  
 Phone (212) 533-5300 - Fax (212) 533-3659  
 www.cb3manhattan.org - info@cb3manhattan.org

Jamie Rogers, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, **Christine Leung-Chuah**, as a qualified representative of **JIA NYC INC**, located at **23 Essex Street**, New York, NY, agree to the following stipulations:

1.  I will operate a full-service restaurant, specifically a (type of restaurant) International Comfort Food  
 Kitchen open and serving food every night during all hours of operation. See Attached Menu
2. My hours of operation will be:  
Mon 11am-12am; Tue 11am-12am; Wed 11am-12am;  
Thu 11am-12am; Fri 11am-12am; Sat 11am-12am; Sun 11am-12am;  
 (I understand opening is "no later than" specified opening hour, & all patrons are to be cleared from business at specified closing hour.)
3.  I will not use outdoor space for commercial use.
4.  I will operate my sidewalk café no later than N/A.
5.  I will employ a doorman/security personnel on the following days: N/A.
6.  I will or have already installed 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.  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.
8. I will not have  DJs,  live music,  promoted events,  any event at which a cover fee is charged,  scheduled performances,  more than \_\_\_\_\_ DJs/ promoted events 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 agreed to by this stipulation without first coming before CB 3.
11.  I will not seek a change in class to a full on-premise 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 with food.
14.  I will not have a happy hour OR  I will have happy hour and it will end by 7PM.
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: Christine Leung-Chuah Phone Number: 917-816-7710

18.  I will: \_\_\_\_\_

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

Signed

01-24-2017

Dated

Sworn to this 24 day of January

STACY L WEISS

NOTARY PUBLIC STATE OF NEW YORK

No. 02WE056328

Qualified in New York County

My Commission Expires March 19, 2019

Notary Public



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**Community Board 3 Liquor License Application Questionnaire**

Today's Date: 01-23-2017

**APPLICANT**

1. Name of applicant and principle(s): JIA NYC INC (Christine Leung-Chuah)
2. Premise address: 23 Essex Street
3. Cross streets: Between Hester and Canal Street
4. Trade name (DBA): JIA NYC
5. Check which you are applying to:  New liquor licence  Alteration of an existing licence  Sale of assets
6. If alteration, describe nature of alteration: N/A
7. Is location currently licensed?  Yes  No
8. Type of license: Beer and Wine
9. Previous or current use of the location: Cafe
10. Corporation and trade name of current location: SAMS SPRING ROLL INC
11. Type of building and number of floors: Mix Use 4 floors plus commercial ground
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use?  Yes  No **LNO** 12a. What is the permitted occupancy indoors and outdoors? 50
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): C6-2
15. How many licensed establishments are within 1 block? 3
16. How many On-Premise (OP) liquor licenses are within 500 feet? 13
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: N/A
21. What are the proposed days/hours of operation (specify days/hours each day and hours of outdoor space if applicable):  
Monday- Sunday 11am-12am 22. Total number of table: 6 23. Total number of seats: 12  
No Outdoor Space

24. How many stand-up bars/ bar seats are located on the premise? 6 Bar 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): 5ft x 9ft L-Shape
26. Does premise have a full kitchen?  Yes  No
27. What are the hours kitchen will be open? Open-Close
28. What type of food is available for sale? International Comfort Food
29. Will a manager or principal always be on site?  Yes  No If yes, which? Principal
30. How many employees will there be? 2
31. Do you have or plan to install  French doors  accordion doors or  windows?
32. Will there be TVs/monitors?  Yes  No (If Yes, how many?) 1
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: N/A
35. What will be the music volume?  Background (quiet)  Entertainment level
36. Please describe your sound system: Small Bose Speakers
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? N/A
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Small currently licensed establishment. Do not anticipate any crowds.
40. Will there be security personnel?  Yes  No 40a. *If Yes*, how many and when? N/A How
41. do you plan to manage noise inside and outside your business so neighbors will not be affected? **Yes, Post signs. Respect Neighbors.**
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): N/A
45. Address: N/A 47. Community Board # N/A
46. Dates of operation: N/A
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 businesses in this area?  Yes  No *If yes*, give trade name and describe type of business: N/A
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. N/A

# **ATTENTION RESIDENTS & NEIGHBORS**

JIA NYC INC

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Company/DBA Name and Contact Number for Questions

**plans to open a  
RESTAURANT**

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

**at the following location**

**23 ESSEX STREET**

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Building Number and Street Name (Address)

**This establishment is seeking a license to serve**

**BEER & WINE**

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Beer & Wine or Beer

**Christine Leung-Chuah 917-816-7710**

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Applicant Contact Information

**Contact the Applicant or COMMUNITY BOARD 3**

**With any questions or concerns.**

**info@cb3manhattan.org - www.cb3manhattan.org**

## JIA NYC menu

Philly cheese steak

Chicken cutlet parmigiana

Teriyaki chicken bowl

Sriracha hot wings

Long Island oyster sliders

Slow cook pull pork sandwich

Cold mixed seafood salad

Fried calamari

Homemade chicken vegetable soup

Cream of Spanish soup

Green and yellow plantains

Southern potato salad

4 cheeses and marc

Sweet potato fries