



THE CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

www.cb3manhattan.org - info@cb3manhattan.org

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

**Community Board 3 Liquor License Application Questionnaire**

**Please bring the following items to the meeting:**

**NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.**

- Photographs of the inside and outside of the premise.
- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.
- 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:  
[http://www.nyc.gov/html/mancb3/html/communitygroups/community\\_group\\_listings.shtml](http://www.nyc.gov/html/mancb3/html/communitygroups/community_group_listings.shtml)
- 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: July 1, 2019

**If applying for sale of assets, you must bring letter from current owner confirming that you are buying business or have the seller come with you to the meeting.**

Is location currently licensed?  Yes  No    Type of license: \_\_\_\_\_

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

Previous or current use of the location: \_\_\_\_\_

Corporation and trade name of current license: \_\_\_\_\_

**APPLICANT:**

Premise address: 100 East Broadway, New York, New York 10022

Cross streets: Pike Street & Eldridge Street

Name of applicant and all principals: Applicant: KOP KG ONE LLC

Trade name (DBA): King of Party Karaoke

**PREMISE:**

Type of building and number of floors: Commercial and Office Building- 14 floors

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages?

(includes roof & yard)  Yes  No If Yes, describe and show on diagram: Applicant intends to use a portion of the third floor - it is to be exclusively used by the Applicant and there will be no access from any other part of the building.

There will be no drink or food service and no outside music. Below the applicant is retail and above is their outdoor space. Building is fully commercial space.

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use?  Yes  No What is maximum NUMBER of people permitted? Pending

Do you plan to apply for Public Assembly permit?  Yes  No

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:**

Will any other business besides food or alcohol service be conducted at premise?  Yes  No

If yes, please describe what type: Karaoke (by appointment only)

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) Monday-Sunday 11am-4am

Number of tables? 32 Total number of seats? 120 seats at tables, 7 bar seats

How many stand-up bars/ bar seats are located on the premise? 1 bar (7 bar stools)

(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)

Describe all bars (length, shape and location): 2nd floor- U-shaped- 22' x 6.3'

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

Menu attached

What are the hours kitchen will be open? All hours of open operation

Will a manager or principal always be on site?  Yes  No If yes, which? \_\_\_\_\_

How many employees will there be? 12

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



Will there be TVs/monitors?  Yes  No (If Yes, how many?) In each room but only for use in connection with karaoke

Will premise have music?  Yes  No

If Yes, what type of music?  Live musician  DJ  Juke box  Tapes/CDs/iPod

If other type, please describe Karaoke in individual rooms

What will be the music volume?  Background (quiet)  Entertainment level

Please describe your sound system: Simple speakers- quiet background noise only

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.

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.")  
- There will be a staggered reservation system and patrons will check in and wait in the waiting room (bar area) until their room is ready for use.

Will there be security personnel?  Yes  No (If Yes, how many and when) 1 security personnel  
at main entrance and then other security on busy needs if needed (TBD)

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

Do you have sound proofing installed?  Yes  No

If not, do you plan to install sound-proofing?  Yes  No \*There will be 2 levels/layers of soundproofing- each room will be individually soundproofed and then the entire premises will be soundproofed.

#### APPLICANT HISTORY:

Has this corporation or any principal been licensed previously?  Yes  No\*

If yes, please indicate name of establishment: LiuYiShou Hotpot Flushing LLC

Address: 136-76 39th Ave Flushing, NY 11354 Community Board # Queens CB7

Dates of operation: 09/2018

\*Applicant will be employing an experienced manager/management company- Genesis Hospitality; manager Milan Sekulic (CV attached)

Has any principal had work experience similar to the proposed business?  Yes  No If Yes, please attach explanation of experience or resume.

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name and describe type of business Experienced hospitality management company

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, 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? <sup>o</sup> \_\_\_\_\_

How many On-Premise (OP) liquor licenses are within 500 feet? <sup>o</sup> \_\_\_\_\_

Is premise within 200 feet 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. 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.  I will operate a full-service restaurant, specifically a (type of restaurant) \_\_\_\_\_  
\_\_\_\_\_, with a kitchen open and serving food during all hours of operation OR  I have less than full-service kitchen but will serve food all hours of operation.
2.  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.
3.  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 \_\_\_\_\_.
4.  I will play ambient recorded background music only.
5.  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.
6.  I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
7.  I will not participate in pub crawls or have party buses come to my establishment.
8.  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 \_\_\_\_\_.
9.  I will not have wait lines outside.  I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
10.  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.



# Milan Sekulic

+86 516-806-9740 · milan@kgenesis.com

## EXPERIENCE

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### Genesis Hospitality

New York, China

*Founding Partner*

May 2018 – June 2019

- Founder of Genesis Hospitality, a hospitality management company focusing on Chinese brands in the US
- Successfully launched multiple Chinese concepts across New York including, Liangtse, Liukoushui Noodles and others

### Cakeshop Consulting

Shanghai/Beijing, China

*CEO*

January 2014 – May 2018

- Founder of Cakeshop Consulting, a multi-discipline management and marketing consulting firm
- Grew a startup team of three to current team of over 250 across various projects, subsidiaries, and branches
- Successfully managed and launched sixteen F&B concepts in 4 years across 5 cities in China
- Managed marketing and branding for various clients across different industries including Parkview Green (premium shopping mall and A grade office), BBC (CBeebies BBC Kids rebranding China), and Zott International (Branding and positioning of dairy products in China market)
- Launch a successful premium fitness lifestyle brand, ZWYN, with a flagship gym, fitness clothing line and further expansion into sports food supplements

### East Beijing, Hotel

Beijing, China

*Food & Beverage Director*

July 2011 – January 2014

- Developed and controlled all aspects of pre-opening development for six F&B outlets across the hotel
- Managed entire hotel build schedule and liaised with SinoOcean / Swire Properties ownership
- Created and controlled pre-opening budgets for all outlets
- Created 5-year operating budgets for all outlets
- Managed all aspects of the department comprising a team of 200+

### The Opposite House, Hotel

Beijing, China

*Food & Beverage Director*

November 2008 – July 2011

- Assisted in the creation of the first Swire Properties hotel in the world
- Developed and controlled all aspects of pre-opening development for five F&B outlets across the hotel
- Created and controlled pre-opening budgets for all outlets
- Created 5 year operating budgets for all outlets
- Managed all aspects of the department comprising a team of 180+

### Nobu, Melbourne

Melbourne, Australia

*Bar & Beverage Manager*

April 2007 – Aug 2008

- Pre-opening development and project management
- Beverage menu creation and budgeting
- Assisted with all HR function throughout pre-opening
- Post-opening operations management with a team of 100+ front of house staff

### Prince of Wales Group. Melbourne (Mink, Stokehouse, Prince of Wales)

Melbourne, Australia

*Bar & Beverage Manager*

April 2004 – March 2007

- Created and developed beverage programs across all venues
- Managed award-winning bar and club Mink, Melbourne
- Redeveloped the bar and beverage program for iconic Stokehouse Restaurant, which was awarded with “Two Hats” in the Age Good Food Guild for the first time in a decade
- Moet Hennessy 2006 Cocktail Competition Winner
- Managed Myer Melbourne Cup Marquee 2006
- WSET 3 Advanced

## SKILLS & INTERESTS

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**Languages:** Fluent in English and spoken Chinese (Mandarin)

**Interests:** Cooking, traveling, writing

# KING OF PARTY KARAOKE MENU

100 East Broadway, New York, New York 10002

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## Marinated 卤菜类

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Spicy Marinated Duck Neck

辣卤鸭脖

Spicy Marinated Potato

辣卤土豆

Spicy Marinated Chicken Wings

辣卤翅尖

Spicy Marinated Dried Tofu

辣卤豆腐干

Spicy Marinated Seaweed Knot

辣卤海带结

Spicy Marinated Duck Head

辣卤鸭头

Spicy Marinated Lotus Slice

辣卤藕片

Spicy Marinated Duck Gizzards

辣卤鸭胗

Spice Marinated Duck Tongue

辣卤鸭舌

Spicy Marinated Combo (choice of two vegetable and meat )

辣卤拼盘 ( 两荤两素 )

Spicy Marinated Combo (choice of three vegetable and meat )

辣卤拼盘 ( 三荤三素 )



## Cold Dishes 凉拌类

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Chicken Feet With Pickled Peppers

泡椒凤爪

Dried Cowpeas In Ginger Sauce

姜汁豇豆

Bacon Salad

培根蔬菜沙拉

Spicy Sliced Beef

干拌麻辣牛肉

Spicy Beef Tendon

麻辣牛板筋

Mixed Vegetable

什锦大拌菜

Spicy Smoked Dried Tofu

五香豆筋

Green Soybean With Peppers In Seafood Sauce

鲜椒捞汁毛豆

Heart-broken Bean Jelly

伤心凉粉

Indian lettuce In Sesame Sauce

麻酱油麦菜

## Appetizer 热菜类

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Fried Chicken

美式炸鸡

Griddle Cooked Prawns

干锅虾

New Orleans Roast Chicken Wings

奥尔良烤鸡翅

Griddle Cooked Bullfrog

干锅牛蛙

Cumin Spicy Wings

孜然香辣鸡翅

Griddle Cooked Chicken With Pepper

干锅鸡

Hot and Spicy Crayfish

麻辣小龙虾

Griddle Cooked Seafood

干锅海鲜三样

Garlic Crayfish

蒜香小龙虾

Fried Razor Clam In Chili Sauce

辣炒圣子皇

Cumin Spicy Potatoes

孜然麻辣小土豆

Fried Clam In Chili Sauce



辣炒文蛤

Beef Diced Kebabs

串烧雪花牛肉粒

Fried Sea Whelks In Chili Sauce

辣炒花螺

Fried Fries

美味炸薯条

Fried Seafood Combo

脆炸海鲜双拼

## Main Course 主食类

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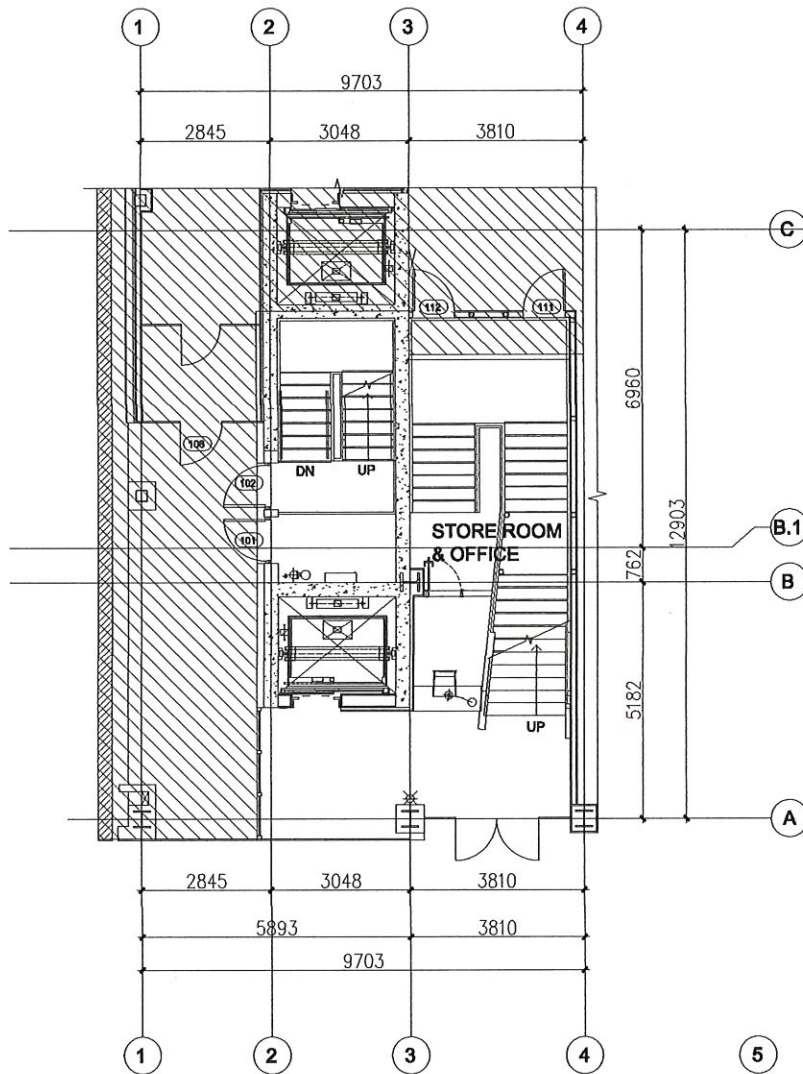
皮蛋瘦肉粥	Congee with Pork and Century Eggs
成都老麻抄手	Hot and Spicy Minced Meat Wonton
紫米牛奶粥	Purple Rice Milk Porridge
成都酸辣粉	Chengdu Hot and Sour Rice Noodles
泰国炒饭	Khao Phat ( Thai Fried Rice)
鸡丝凉面	Cold Noodles With Chicken Shreds
台式卤肉饭	Minced Pork Rice
红烧牛肉面	Braised Beef Noodle Soup
印度炒饭	Curry Fried Rice
成都担担面	Dan Dan Noodles
四川炒饭	Spicy Fried Rice
鲜虾云吞面	Noodles With Fresh Shrimp Wonton
星洲炒米粉	Fried Rice Vermicelli In Singapore Style
泰式冬阴功米粉	Tom Yum Kung Vermicelli

### 汤品类

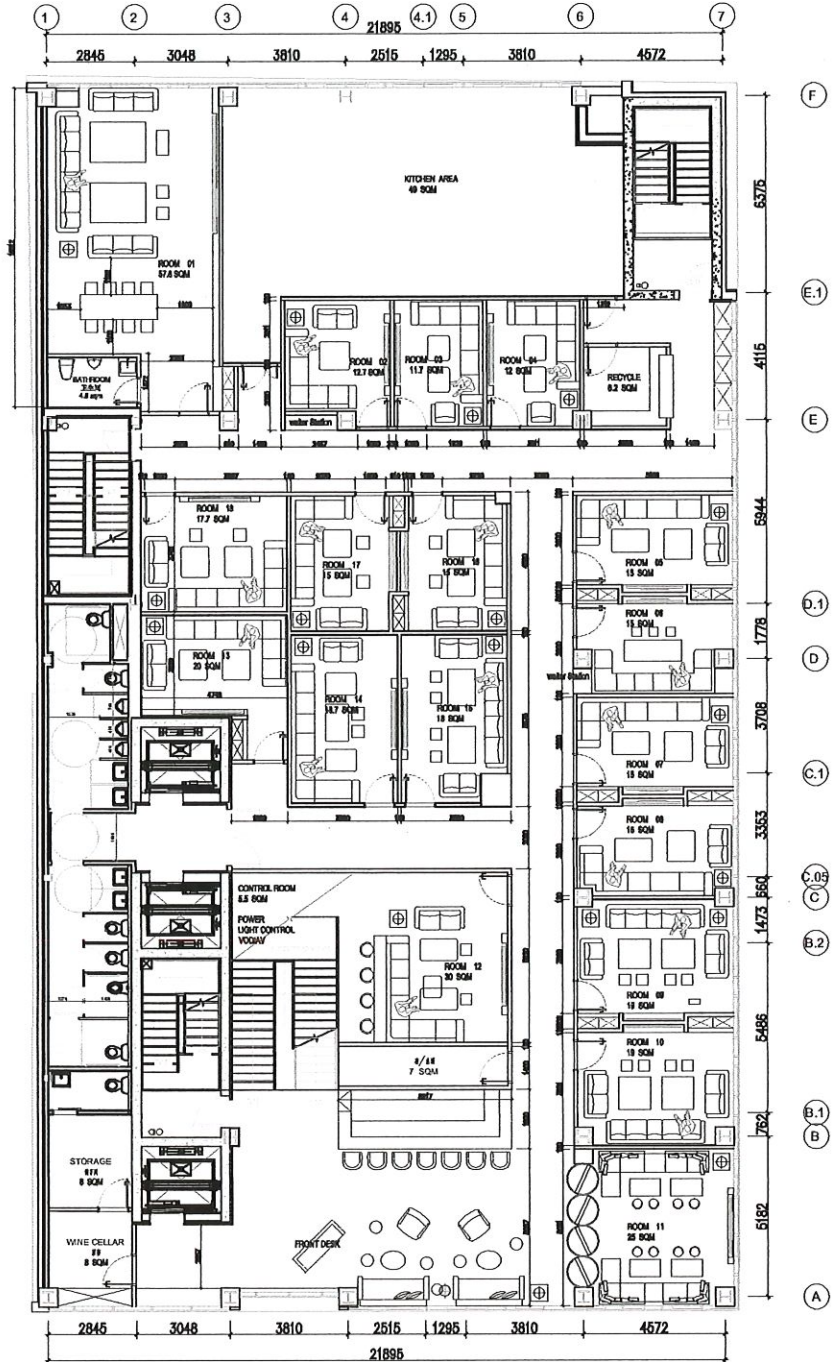
#### Soup

淮杞桂圆炖乌鸡	Stewed Chicken Soup With Chinese Herbs
奶油蘑菇汤	Cream of Mushroom Soup
西式蟹肉南瓜汤	Pumpkin Soup With Crab Meat





**1F BUILDING LAYOUT PLAN 一层建筑平面图**  
**S=1/100**



2F BUILDING LAYOUT PLAN 二层建筑平面图  
S=1/150 size:A3

业主 Client

设计单位 Design Corporation



Evar Elegant International Limited  
 中国 上海市  
 地址 江苏路222号  
 200002  
 电话: 021-53932800  
 传真: 021-53931132

179, Building 5, No.20  
 Chang North Road,  
 Shanghai, P. R. China  
 200002  
 Tel: 021-53932800  
 Fax: 021-53931132

合作单位 Design Consultants

专业图 专业图

版本 日期 备注  
 Rev. Date Notes

发行日期 Issue Date 09 MAY 2019

项目编号 Project Number  
 项目名称 Project Name

项目地址 Project Address  
 New York

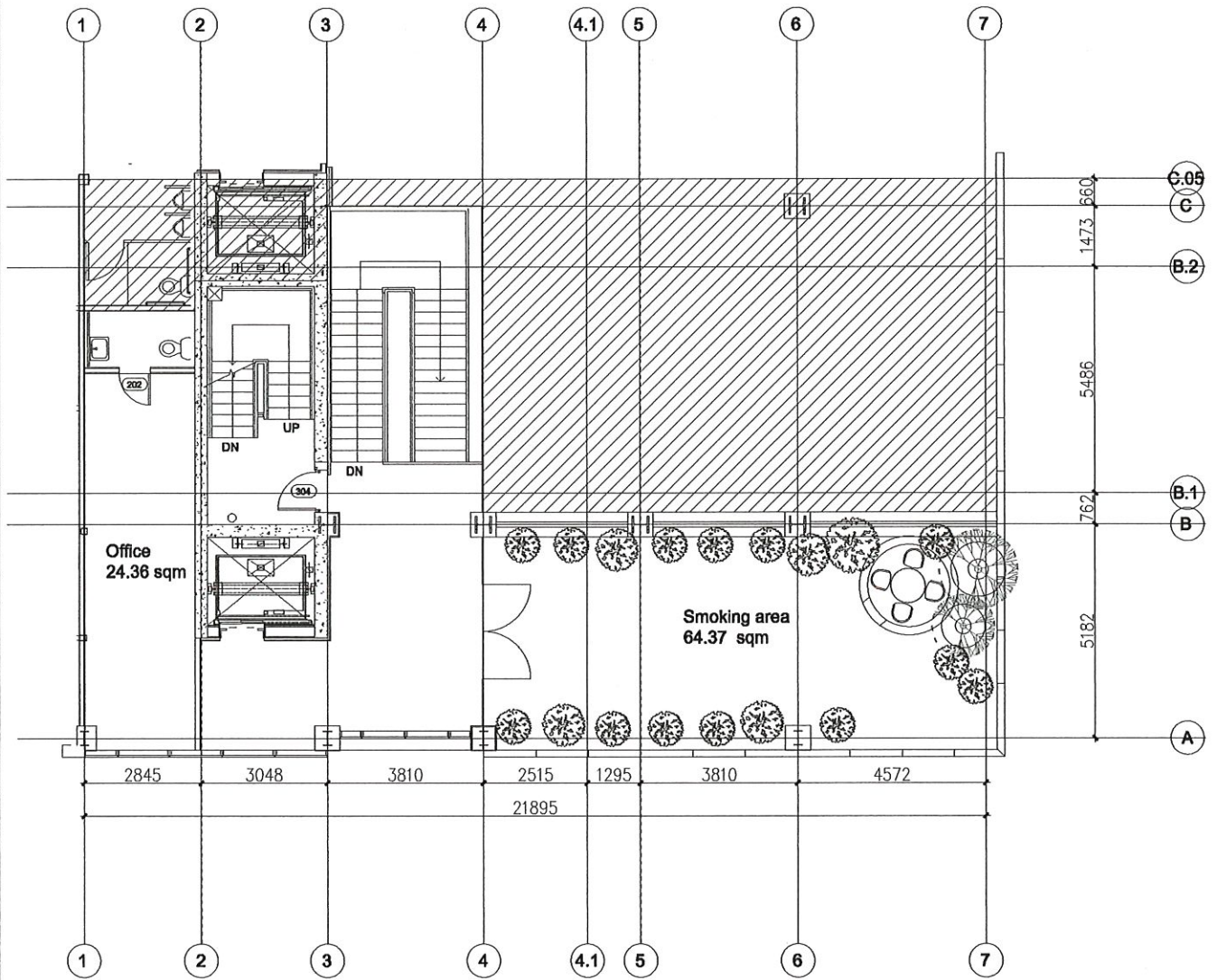
比例 Scale 1:150

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图签名称 Drawing Title

图签编号 Drawing Number



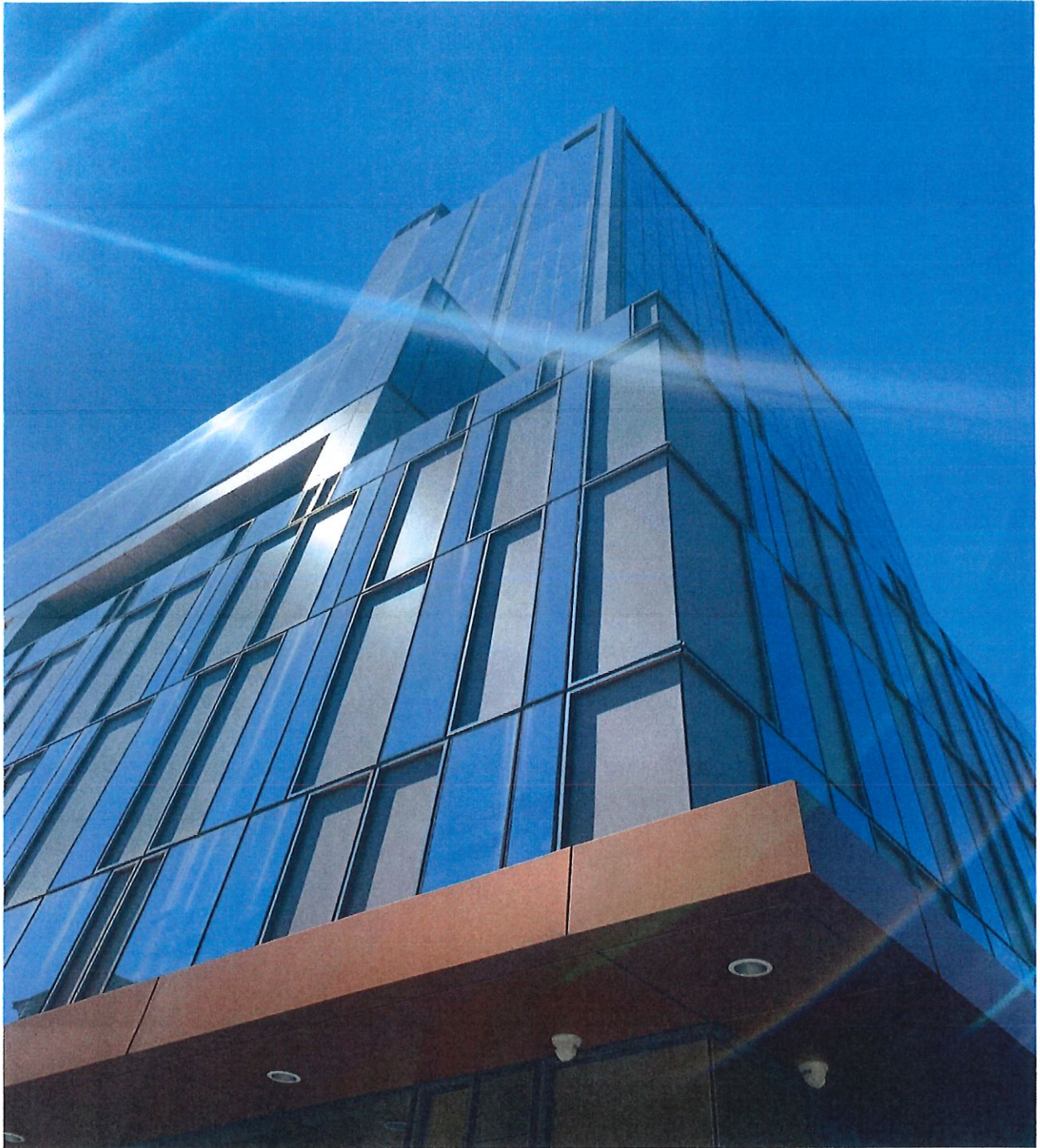


**3F BUILDING LAYOUT PLAN 三层建筑平面图**  
 S=1/100



**MAIN ENTRANCE**





**CORNER PROFILE**





**ENTRANCE STAIRS**



**MAIN ROOM**





**THIRD FLOOR MAIN ROOM**



**THIRD FLOOR EXIT**





**THIRD FLOOR STAIRS**



**OUTDOOR SPACE**





**OUTDOOR SPACE**





# KING OF PARTY

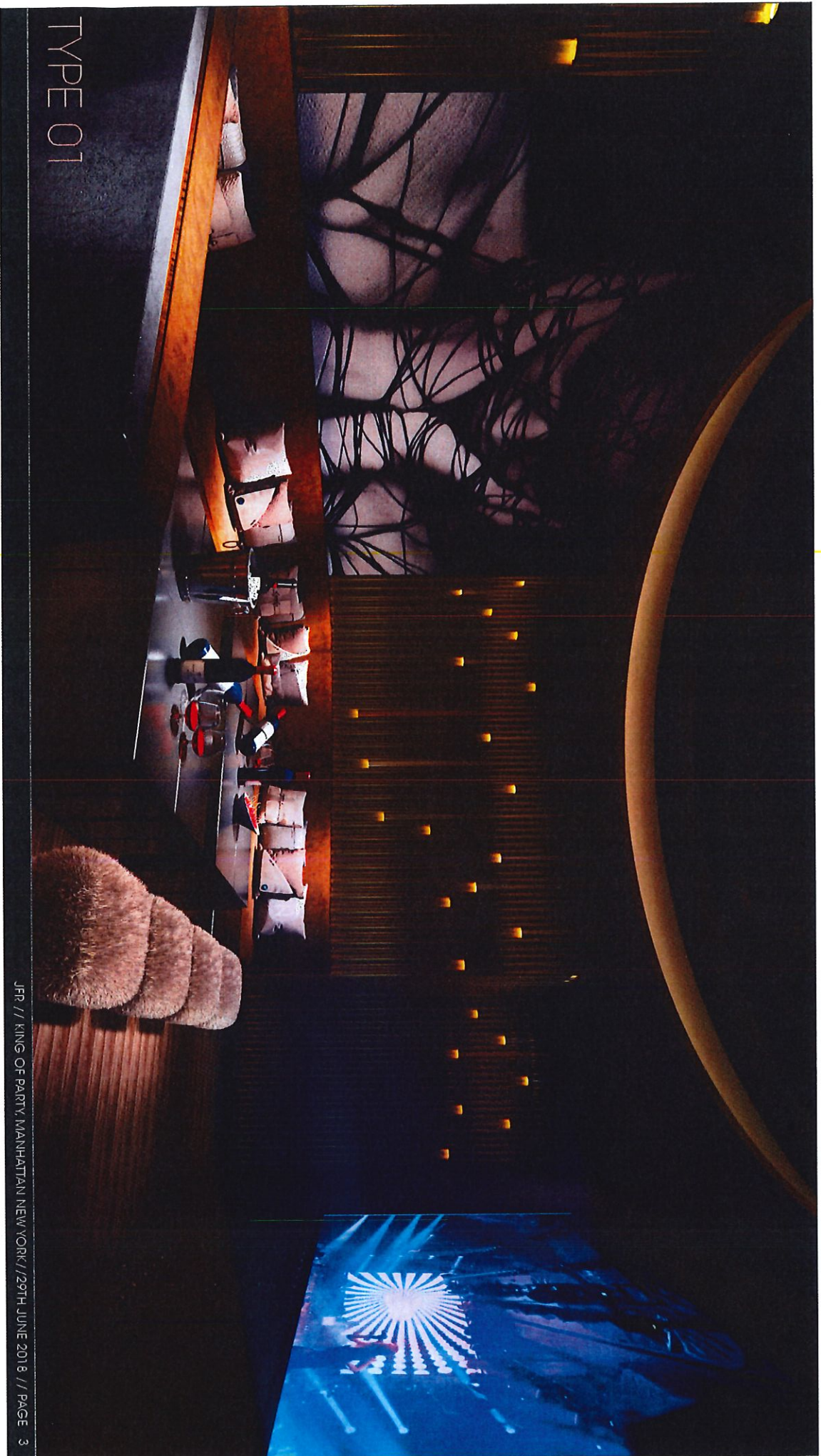
INITIAL DESIGN APPROACH  
ROOM  
REFERENCE

2018-06-29



# MODERN ASIA





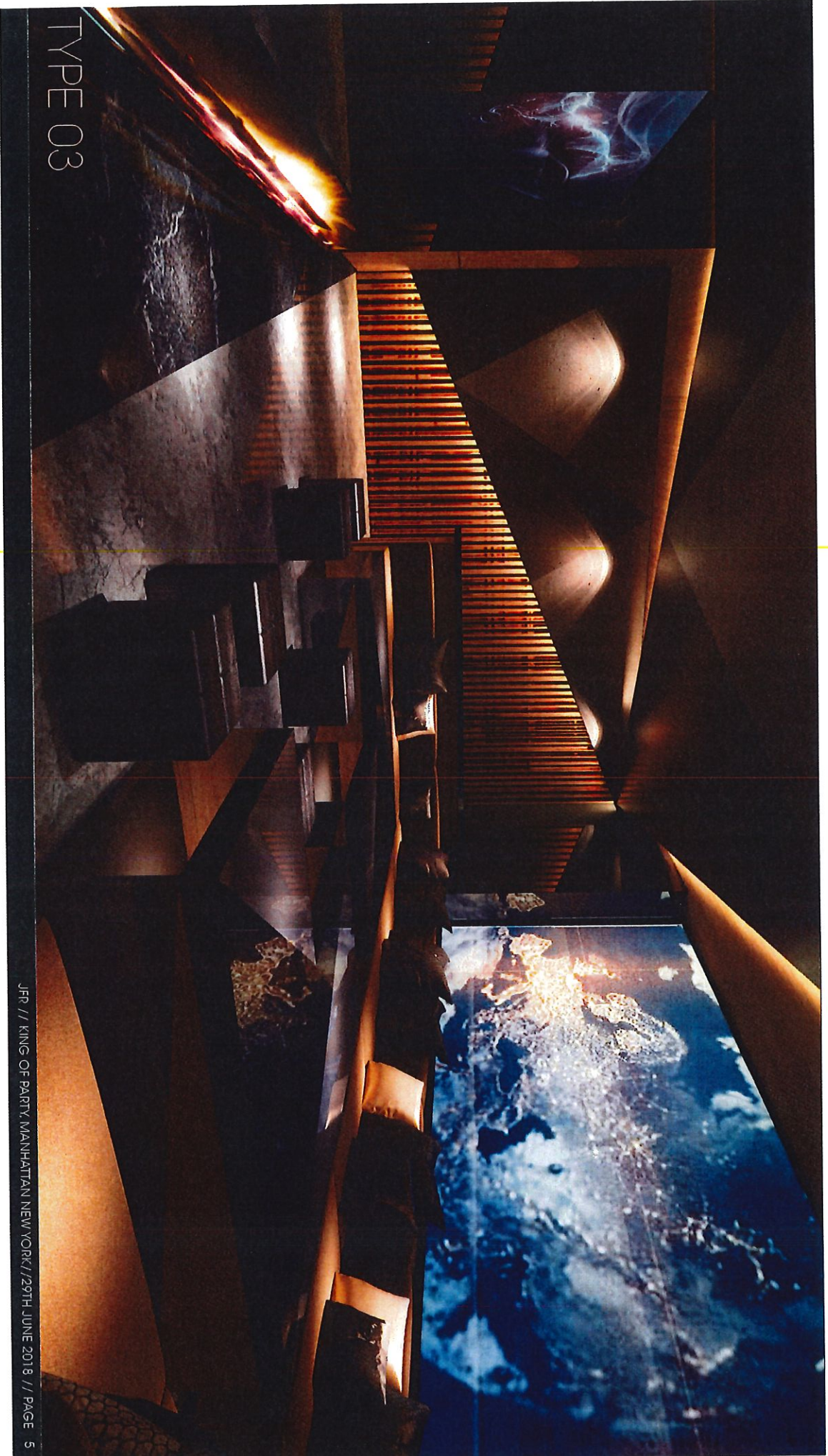
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TYPE 02





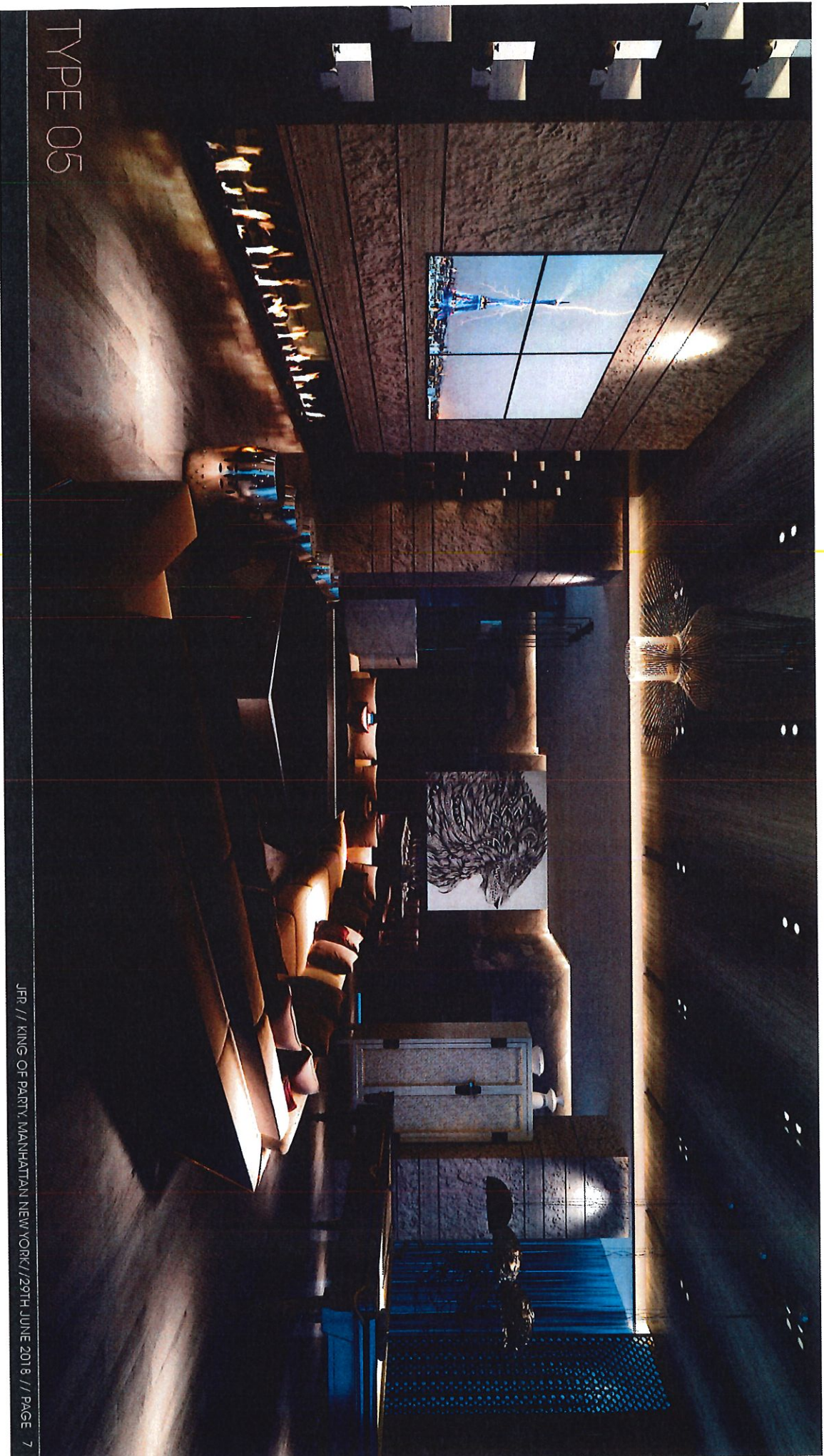
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TYPE 04

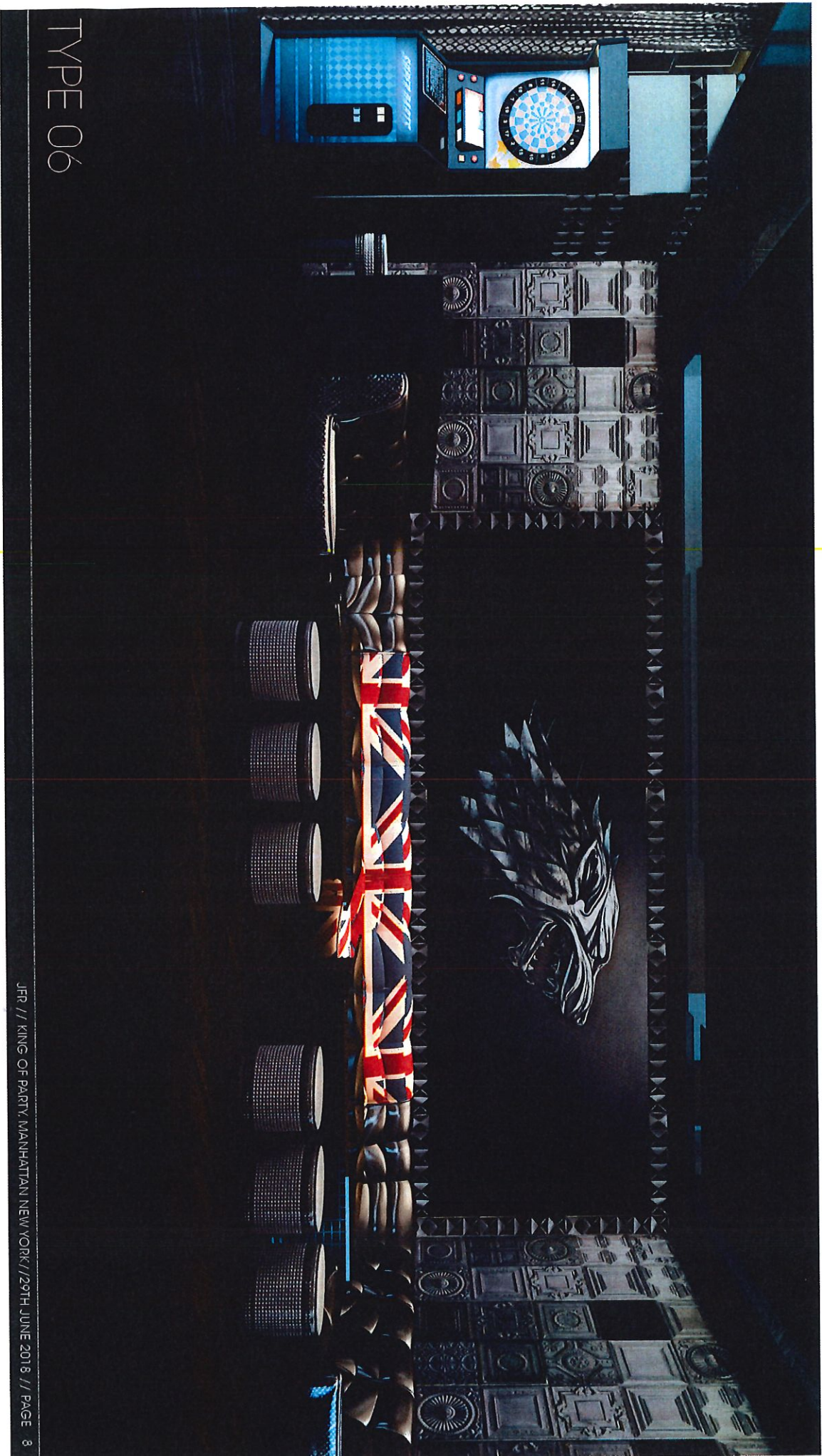






TYPE 05





TYPE 06





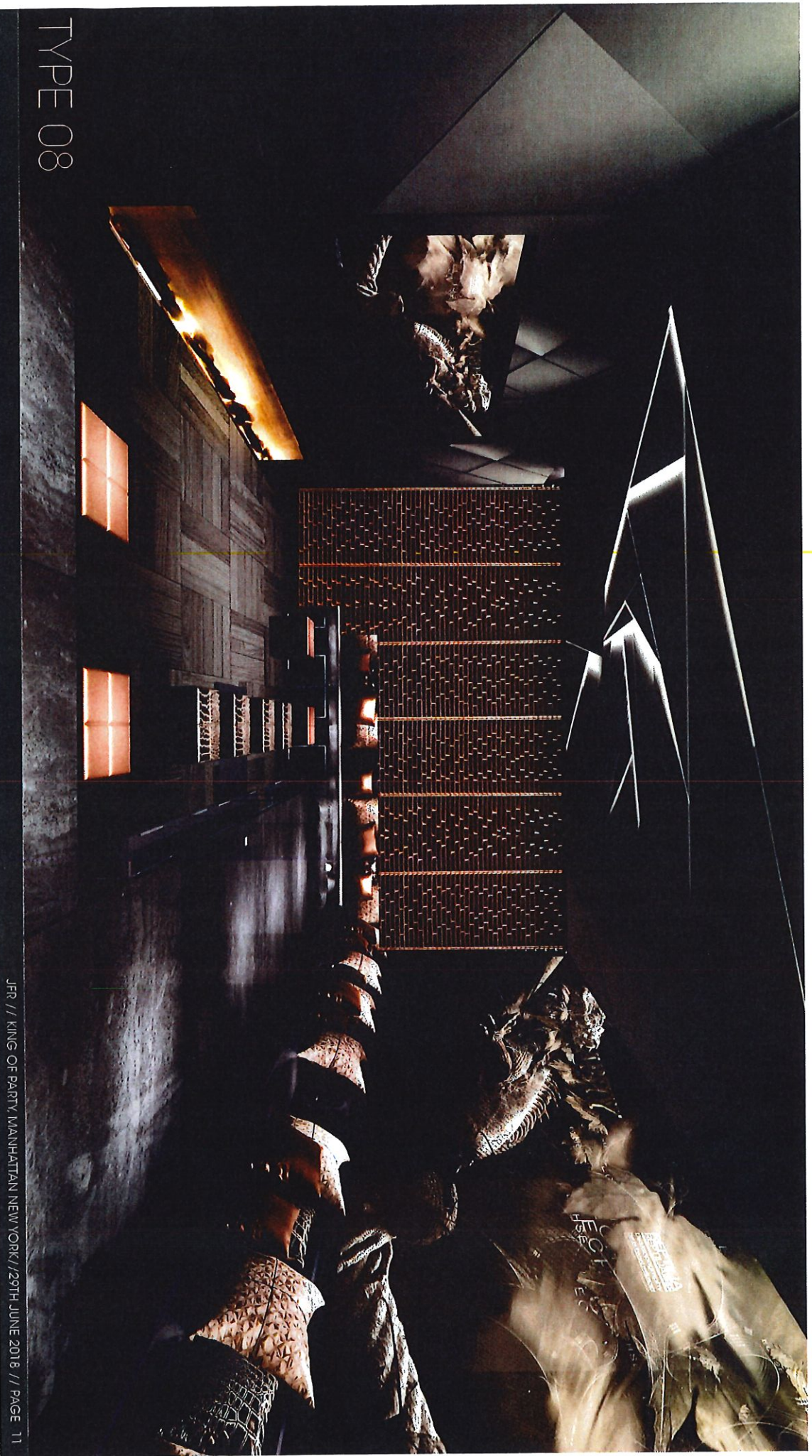
TYPE 07



# CONTEMPORARY



TYPE 08

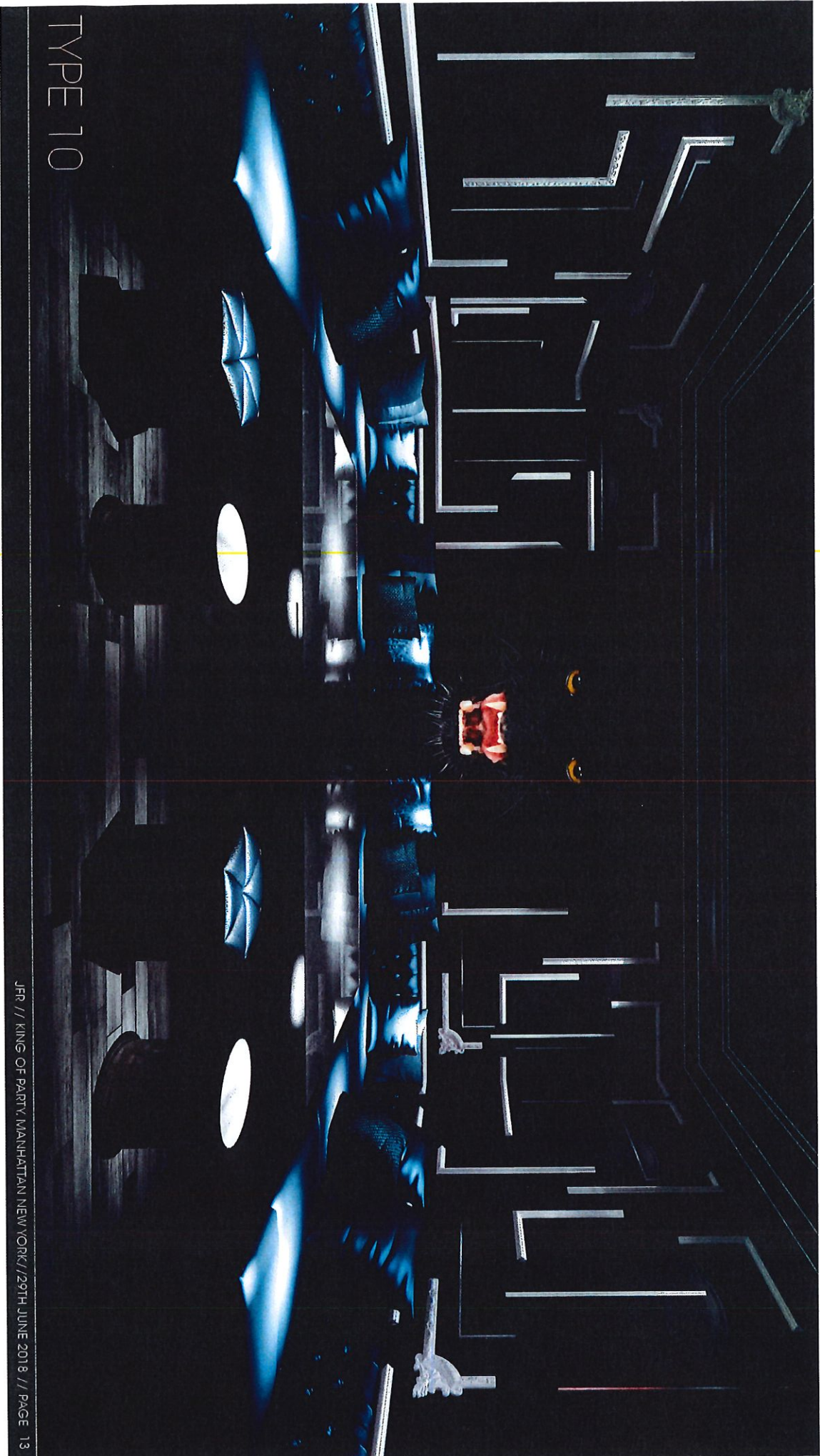




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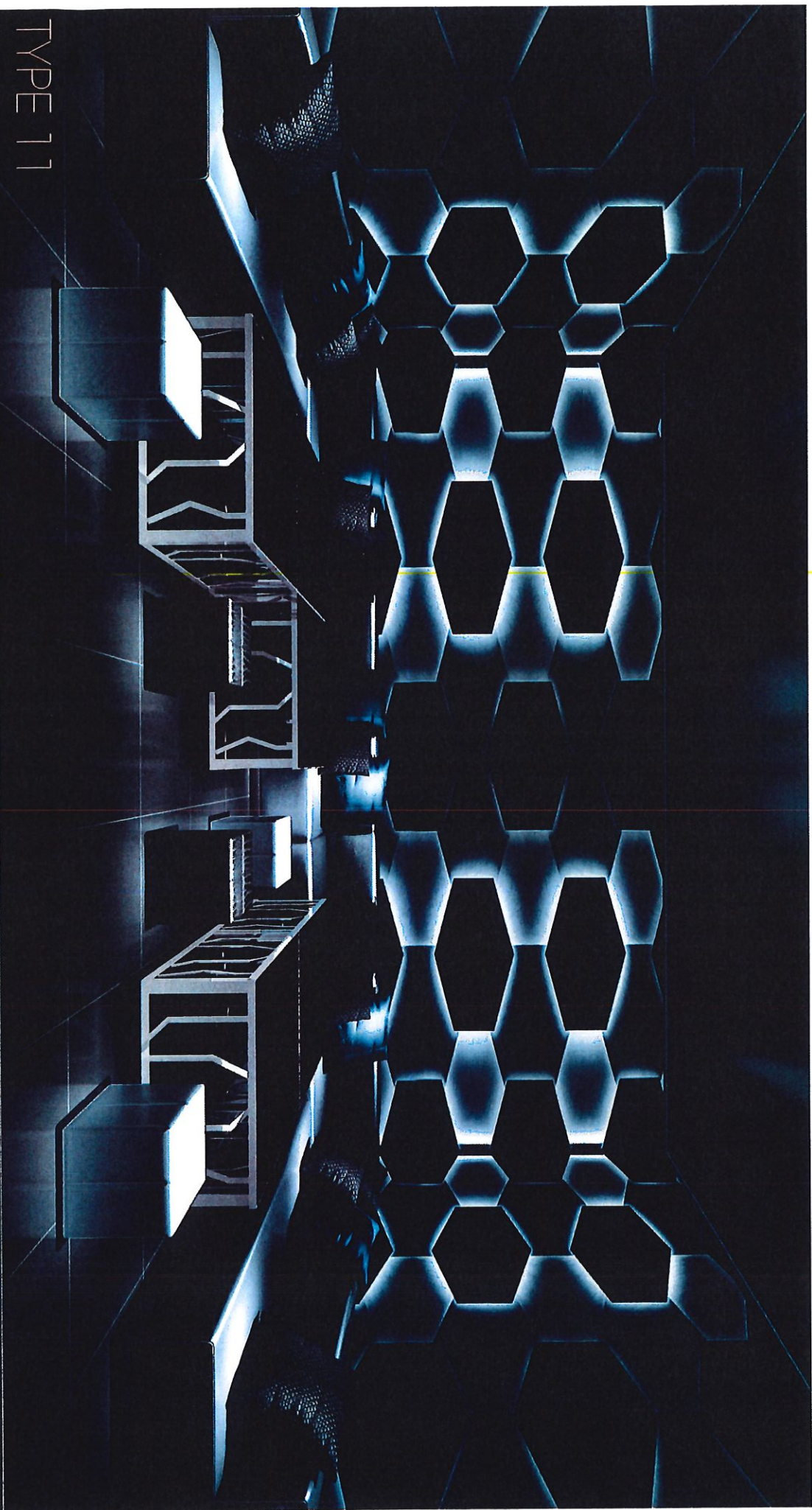
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# FUTURISTIC

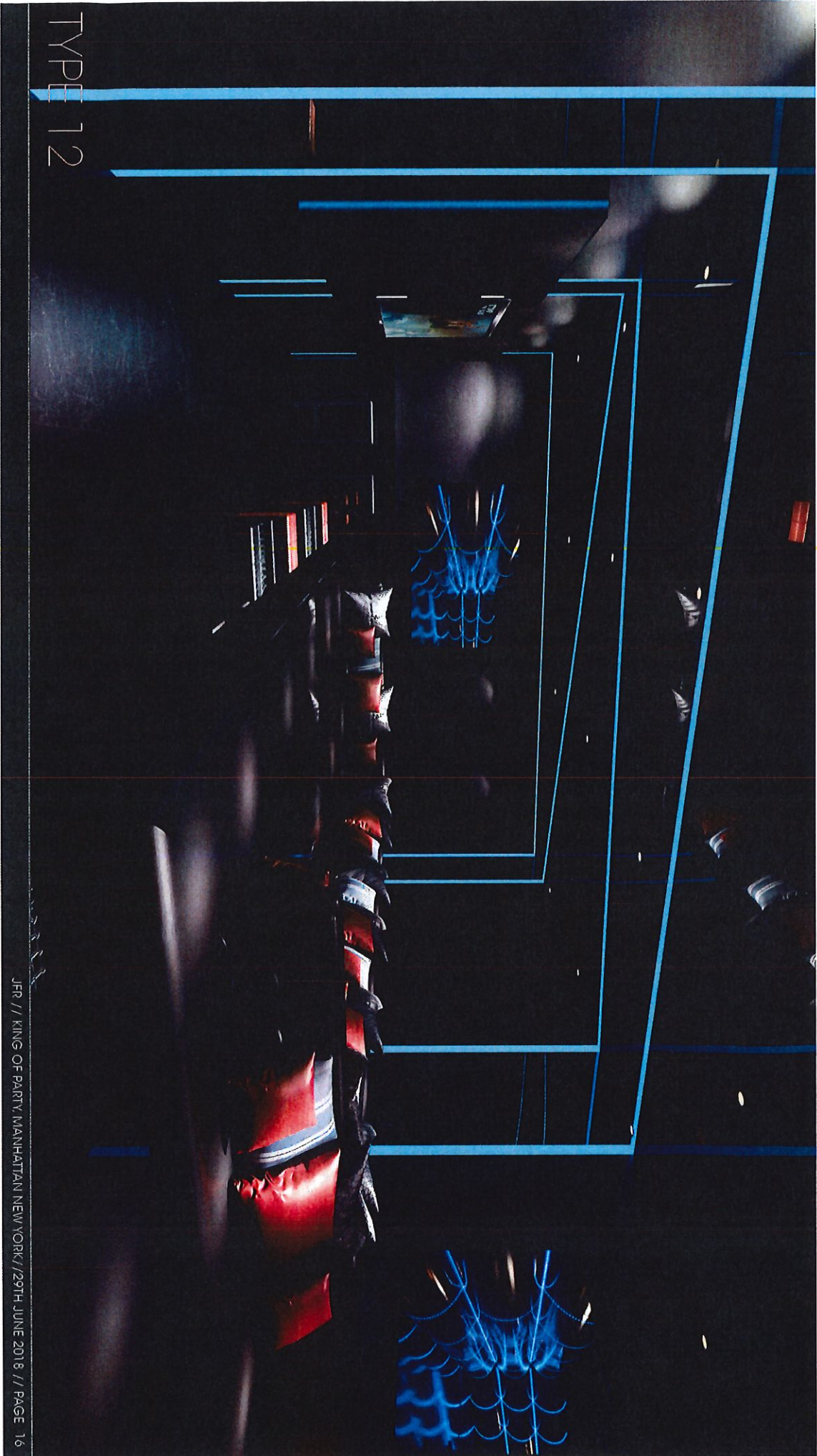


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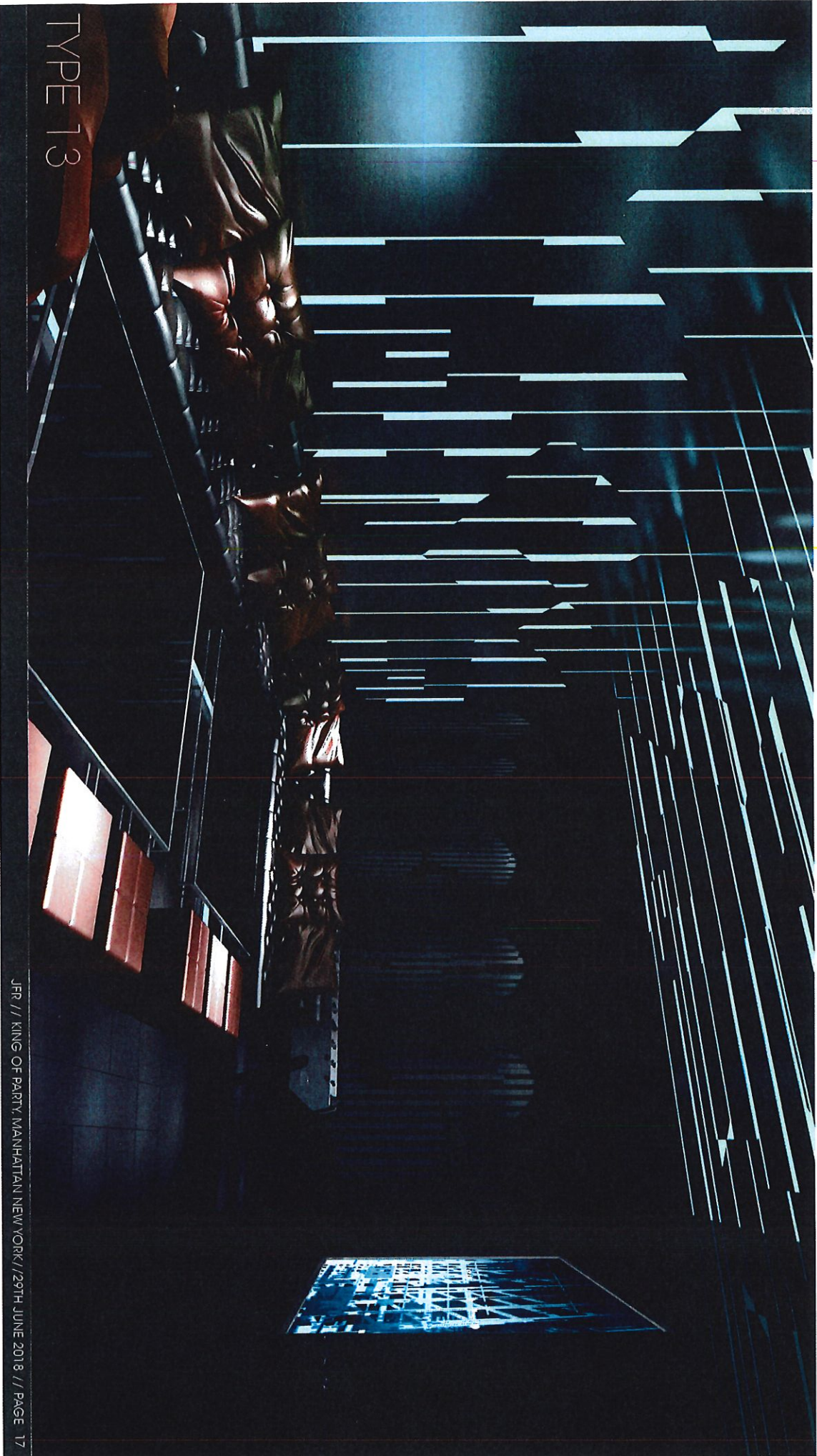


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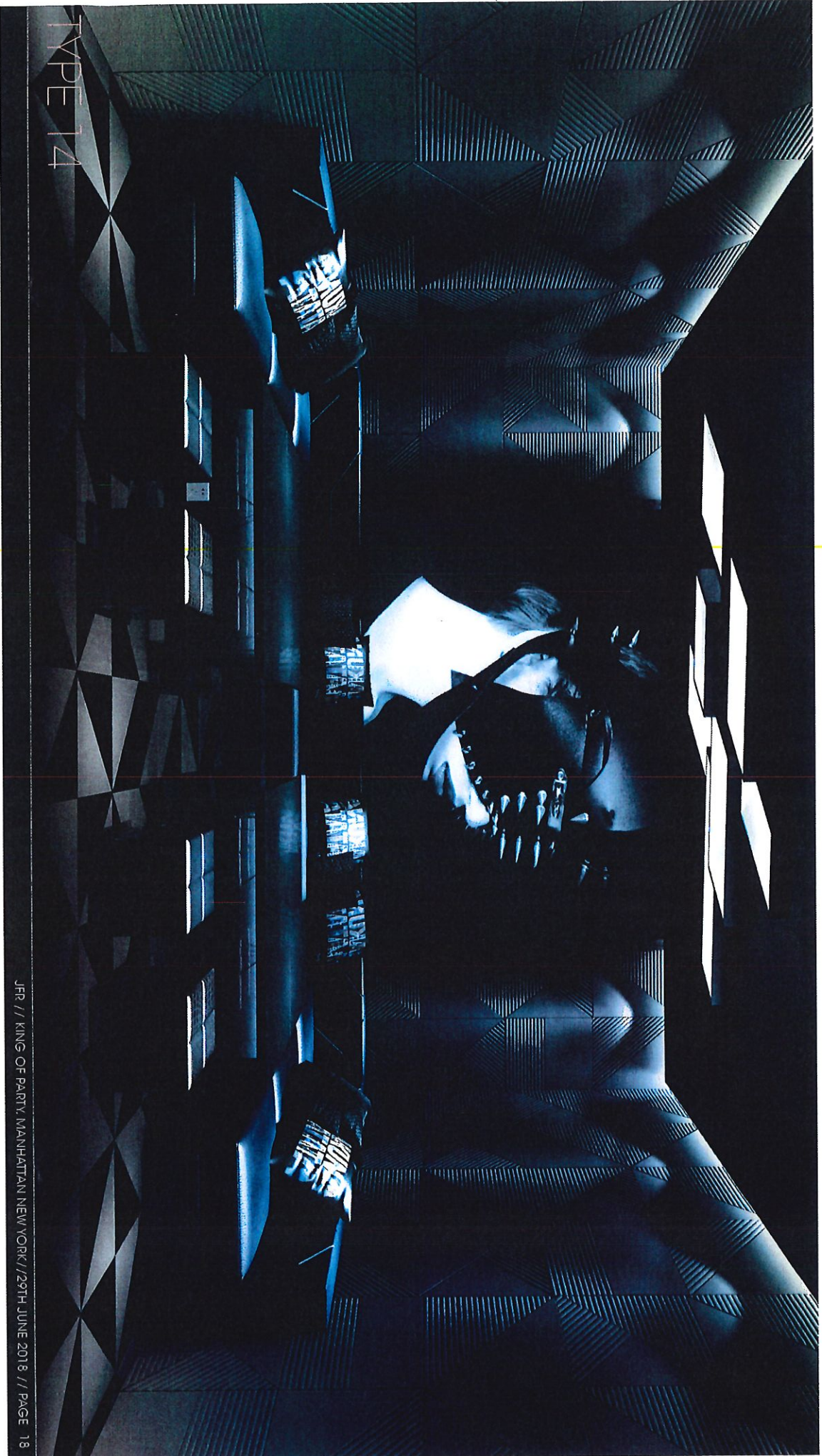




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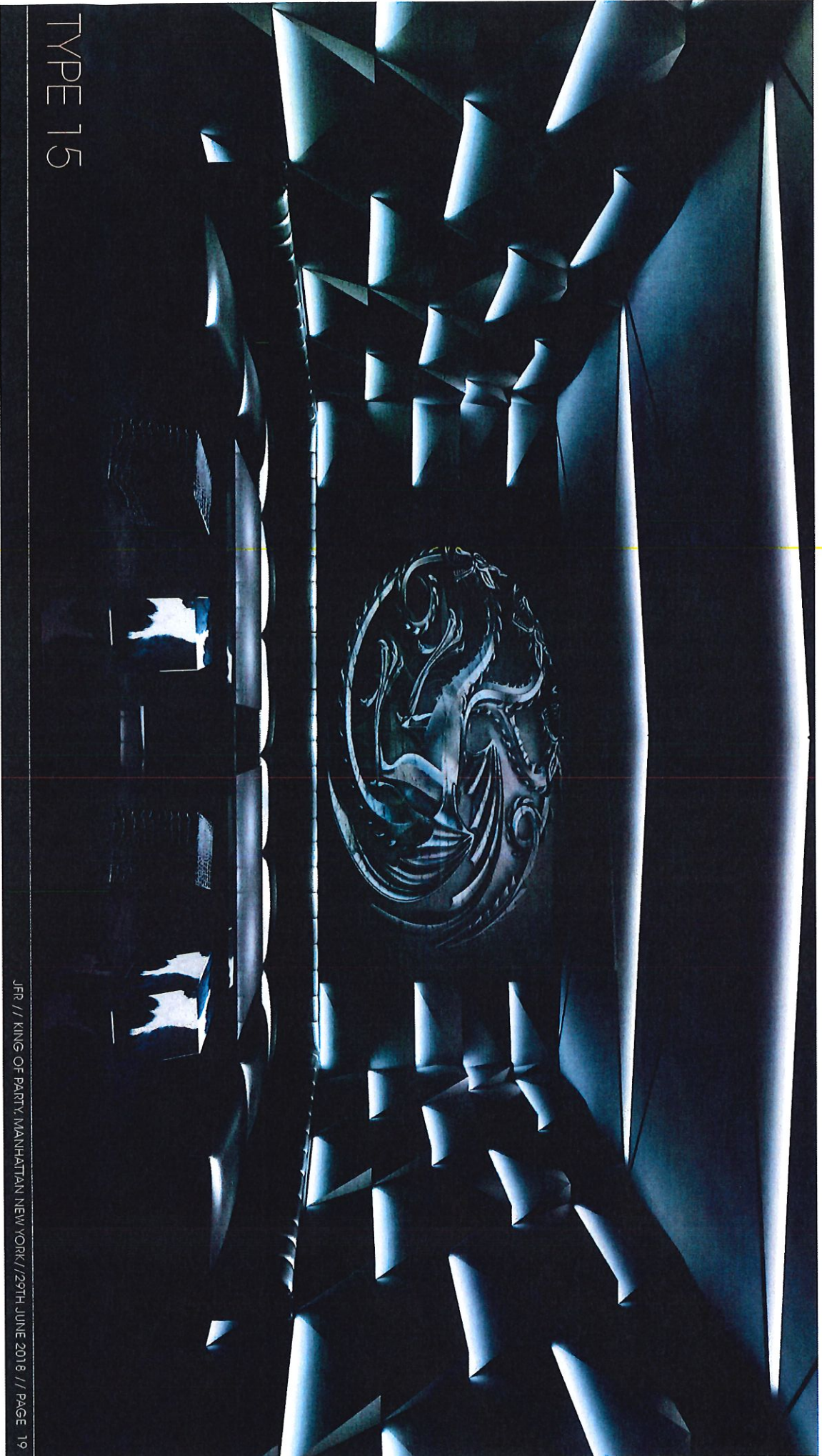




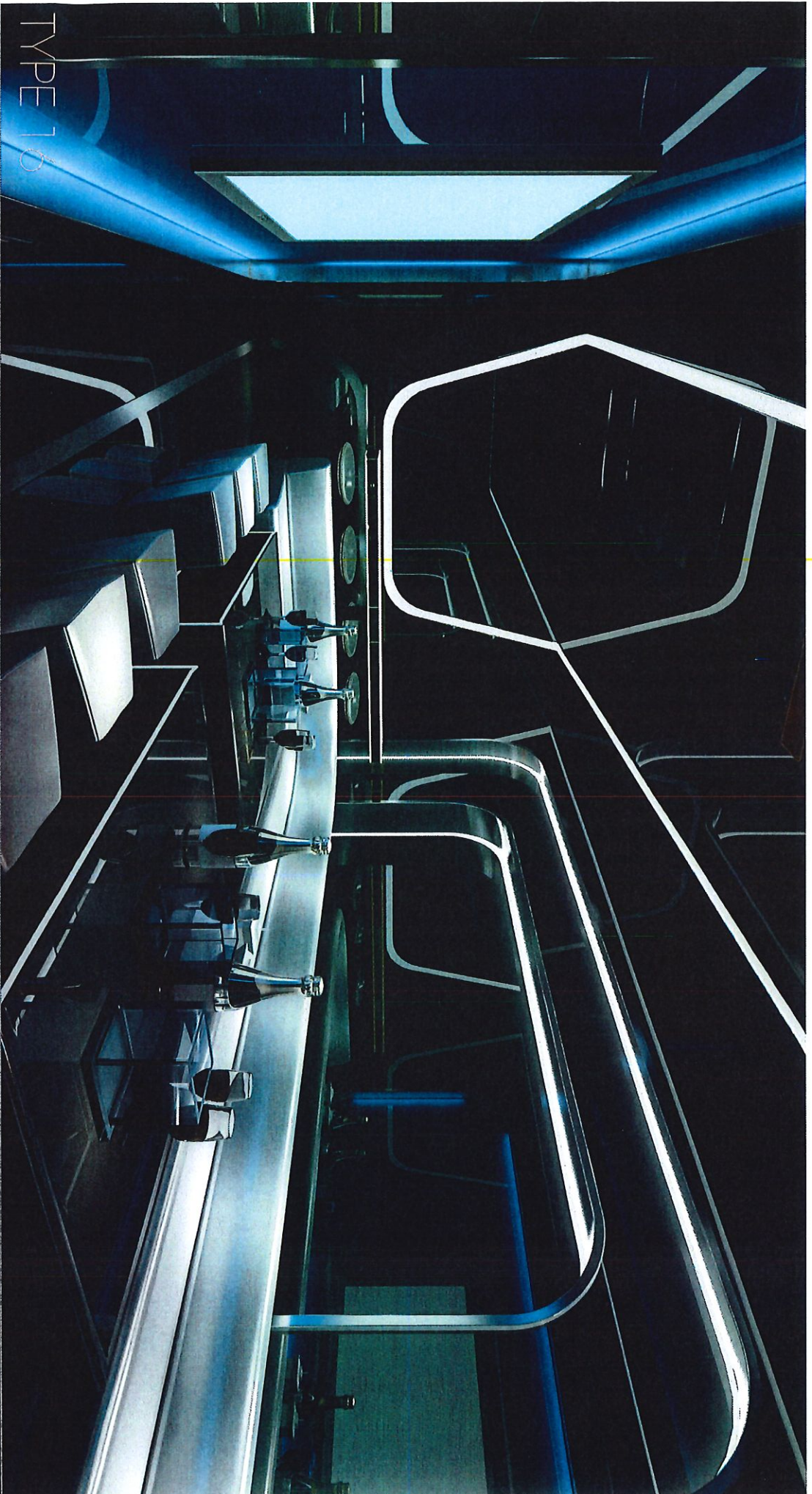
TYPE 14



TYPE 15







TYPE 10



THANKS

JFR



# Proximity Report for Location:

June 4, 2019

100 E Broadway, New York, NY, 10306

\* 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.

## Closest Liquor Stores

Name	Address	Approx. Distance
ANNIE & JOHN INC	88 GUYON AVE	1865 ft
NETCOST LIQUORS INC	3161 AMBOY RD	2125 ft
RELIANCE WINE & LIQUOR INC	2626 HYLAN BLVD	4945 ft
GALAXY LIQUOR CORP	2435 HYLAN BLVD LEFT STORE	1.14 Mi
EMI LIQUOR INC	118 LINCOLN AVE	1.31 Mi
EVERGREEN LIQUORS INC	150C GREAVES LN	1.33 Mi
PRATHAM ENT INC	3951 AMBOY ROAD	1.66 Mi

## Churches within 500 Feet

Name	Approx. Distance
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## Schools within 500 Feet

Name	Address	Approx. Distance
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## On-Premise Licenses within 750 Feet


Name	Address	Approx. Distance
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## Pending Licenses within 750 Feet

Name	Address	Approx. Distance
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## Unmapped licenses within zipcode of report location

Name	Address
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**From:** Kimberly Summers kimberly@ds-lawoffices.com   
**Subject:** CB3 Liquor License Application- 100 East Broadway  
**Date:** July 1, 2019 at 2:10 PM

KS

**To:**

**Bcc:** Kimberly Summers kimberly@ds-lawoffices.com, treverholland@gmail.com, space.blockassociation.nyc@gmail.com, orchardstblockassociation@gmail.com, friendsoftheles@gmail.com, friendsofsewardpark@gmail.com, info@gohproductions.org, savetwobridgesnyc@gmail.com, ck@wingflix.com, richard@lespi-nyc.org, michaeljschweinsburg@gmail.com

Good afternoon,

Good afternoon,

Please find attached a completed community board application for our client, KOP KG ONE LLC (d/b/a King of Party Karaoke), who is scheduled to appear before the Community Board on Monday, July 15th with regards to its application for a liquor license at 100 East Broadway, New York, New York (cross streets are Pike & Eldridge). Please note that the intended hours of operation are 11am-4am Monday-Sunday - the establishment will be located in a new 14-story commercial building (no residents) and managed by an experienced hospitality management company. This will be a karaoke facility, with a full menu, and karaoke rooms will be rented by appointment only (appointments will be staggered to avoid congestions to the area and outside loitering and patrons will wait in a holding area/room until their room is ready)

If you have any questions or comments on this application, please do not hesitate to reach out. Thank you.

Best regards,

Kimberly A. Summers, Esq.  
DIPASQUALE & SUMMERS  
555 Fifth Avenue, 14th Floor  
New York, New York 10017  
(t) 646.383.4607  
(f) 646.606.2388  
[www.DS-LawOffices.com](http://www.DS-LawOffices.com)

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CB3  
Applica...ted.pdf