

HELBRAUN || LEVEY

ENTITY TO BE FORMED BY SELWYN CHAN  
48 C BOWERY  
NEW YORK, NY 10013

MANHATTAN COMMUNITY BOARD 3 QUESTIONNAIRE



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

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: SEPTEMBER 5, 2023

**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: N/A

If alteration, describe nature of alteration: N/A

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

Corporation and trade name of current license: N/A

**APPLICANT:**

Premise address: 48 C BOWERY, NEW YORK, NY 10013 (WITHIN CANAL ARCADE)

Cross streets: CANAL STREET & BAYARD STREET

Name of applicant and all principals: SELWYN CHAN

Trade name (DBA): PENDING

**PREMISE:**

Type of building and number of floors: MIXED USE, 3 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: N/A

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? 74

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: N/A

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) MONDAY-SUNDAY: 4:30PM - 2:00 AM

Number of tables? 6 Total number of seats? 30 (20 AT TABLES; 10 AT BAR)

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

(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): GROUND FLOOR, U-SHAPED

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

What are the hours kitchen will be open? WITHIN 1 HOUR OF CLOSING

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

How many employees will there be? 8-10

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  DJ  Juke box  Tapes/CDs/iPod

If other type, please describe \_\_\_\_\_

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

Please describe your sound system: 12 CEILING MOUNTED SPEAKERS, LOW LEVEL, WATTAGE TBD

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.")

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.

Do you have sound proofing installed?  Yes  No  
If not, do you plan to install sound-proofing?  Yes  No

**APPLICANT HISTORY:**

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

If yes, please indicate name of establishment: CHIKARASHI ISSO / MUSHASHIYA NYC LLC

Address: 38 RECTOR STREET / 46 BOWERY Community Board # 1 / 3

Dates of operation: BOTH ARE CURRENT

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 JAPANESE RESTAURANT WITH BAR

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? 4

How many On-Premise (OP) liquor licenses are within 500 feet? 5

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. 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 COCKTAIL BAR

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 4:30PM - 2:00AM ; Tue 4:30PM - 2:00AM ; Wed 4:30PM - 2:00AM ;  
 Thu 4:30PM - 2:00AM ; Fri 4:30PM - 2:00AM ; Sat 4:30PM - 2:00AM ;  
 Sun 4:30PM - 2:00AM . (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 OR  
 My sidewalk café hours will be \_\_\_\_\_

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 live performances or televised sports.
- 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, or during unamplified live performances or televised sports.

8. I will not have  DJs,  live music,  promoted events,  any event at which a cover fee is charged,  scheduled performances,  more than \_\_\_\_\_ DJs per \_\_\_\_\_,  more than 15 private parties per \_\_\_\_\_, \_\_\_\_\_ number of TVs.
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: SELWYN CHAN

Phone Number: \_\_\_\_\_

# MENU

## **Plates**

- Seasonal garden salad 12
- Seaweed salad 14
- Black bean edamame 8
- Tokyo-style chicken karaage 14
- Berkshire sausage 12
- Salmon sashimi 16

## **Tempura**

- Soba & Tempura 18
- Udon & Tempura 18
- Tempura bowl "Ten-Don" 24

## **Sushi Rolls**

- Shrimp tempura roll 16
- Salmon & Avocado 14

# MENU

## OTSUMAMI PLATES

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Rock Oyster "Iwagaki Shigureni" 22  
soy caramelised, west coast oyster

Fried Squid "Nanban Zuke" 12  
squid leg, vinaigrette, pepper, onion, negi

Miso Cucumber "Moro Kyu" 8  
cucumber, miso mayonnaise

Monkfish Liver "Ankimo" 18  
soy simmered, Japanese monkfish liver

Sea Cucumber "Namako" 14  
sea cucumber, vinaigrette

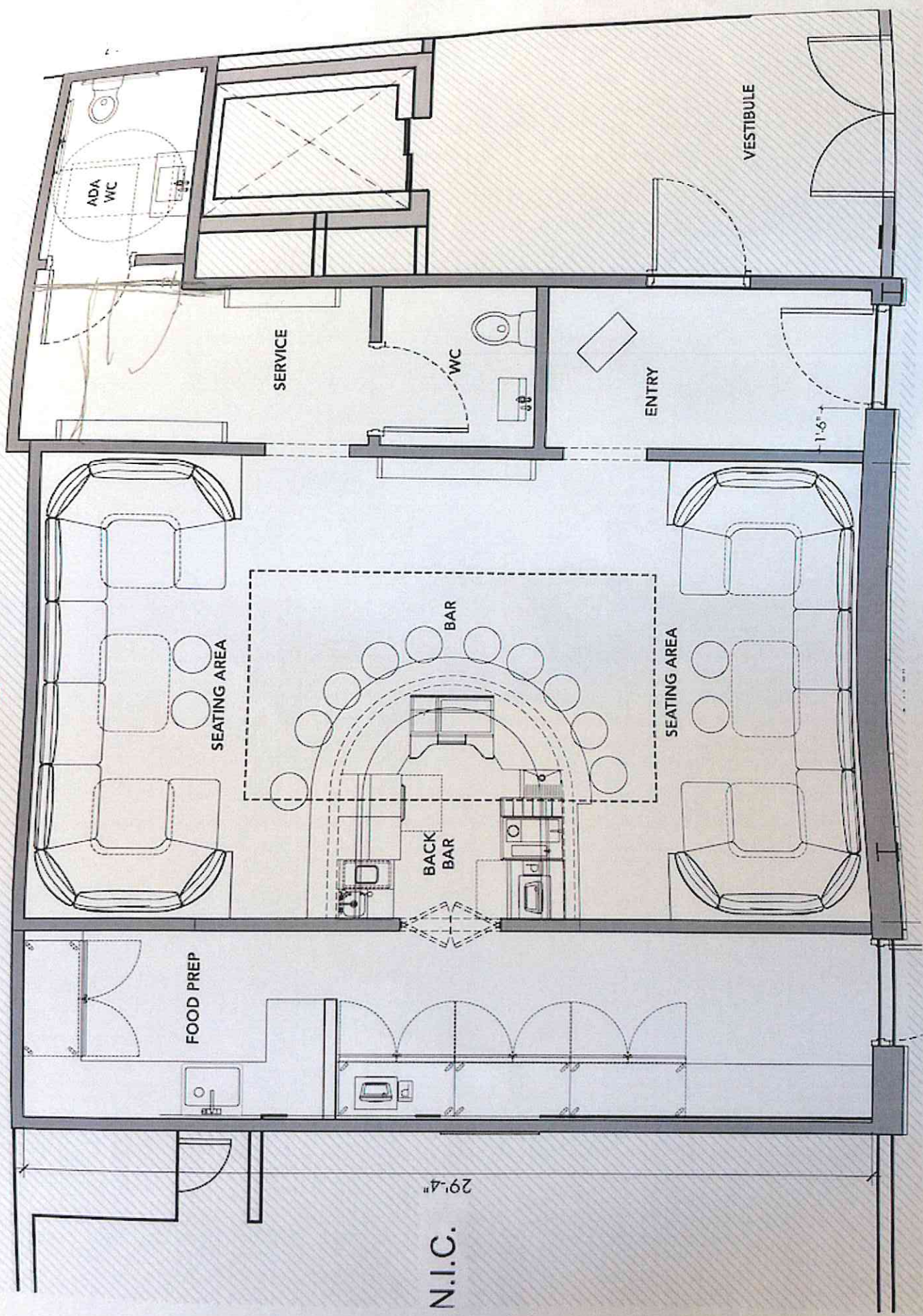
## BAR AT NAKAJI OMAKASE

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Chirashi 38  
seasonal sashimi, sushi rice



GROUND FLOOR



29'-4"

N.I.C.

VESTIBULE

ENTRY

SERVICE

BACK BAR

BAR

SEATING AREA

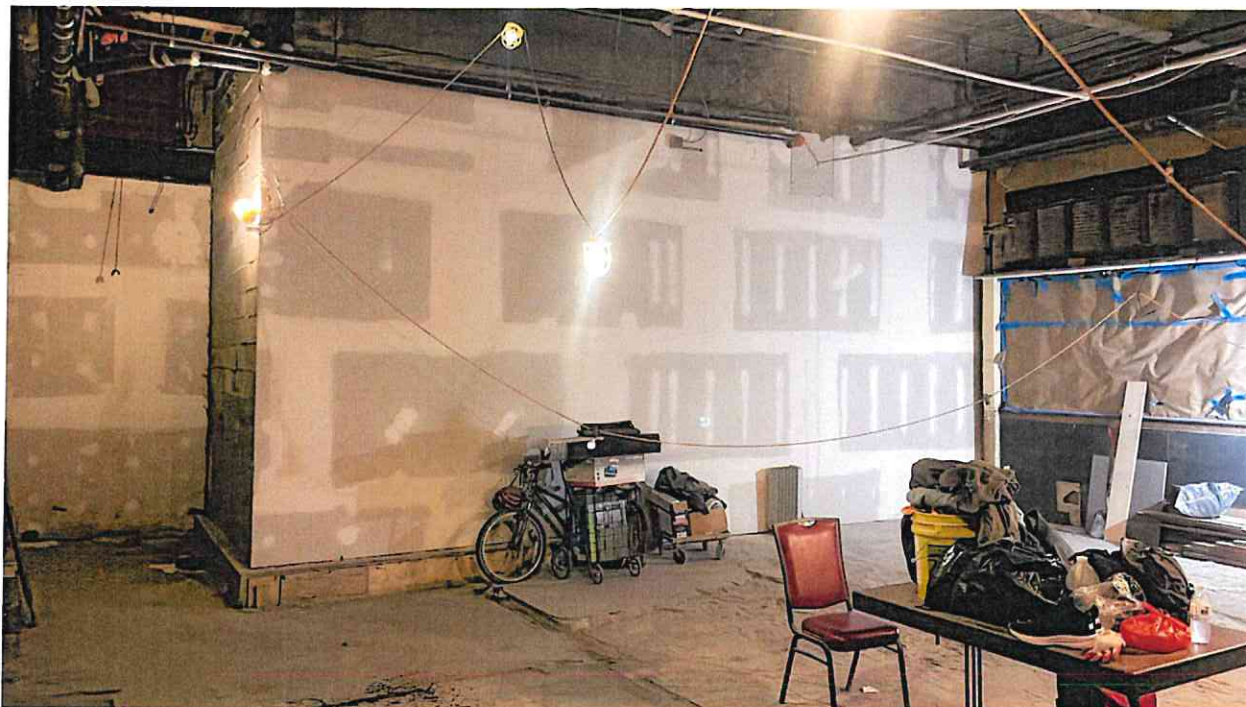
SEATING AREA

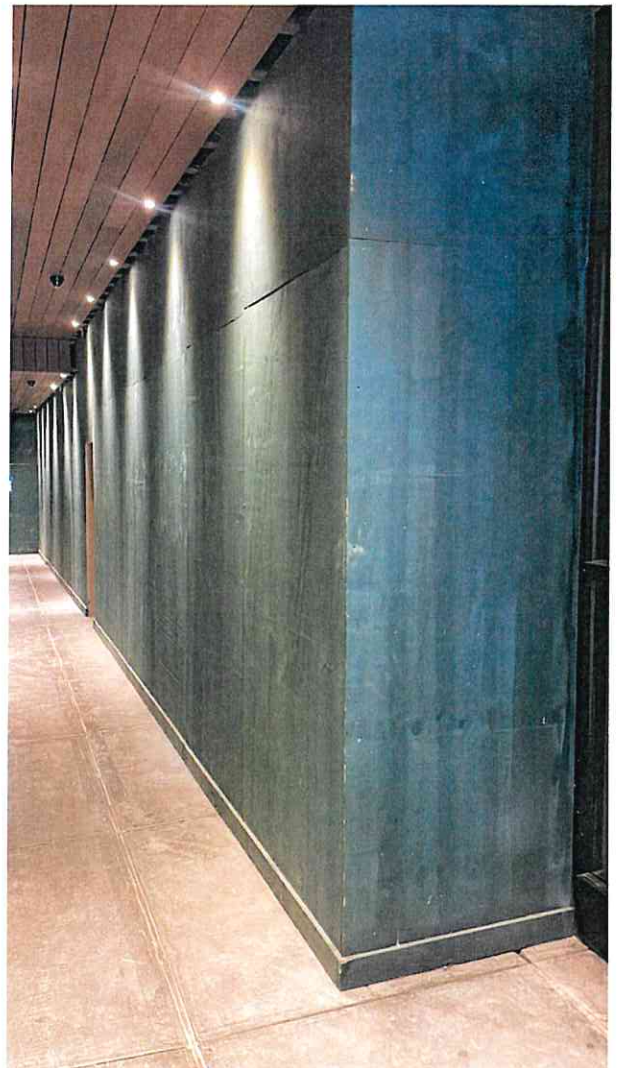
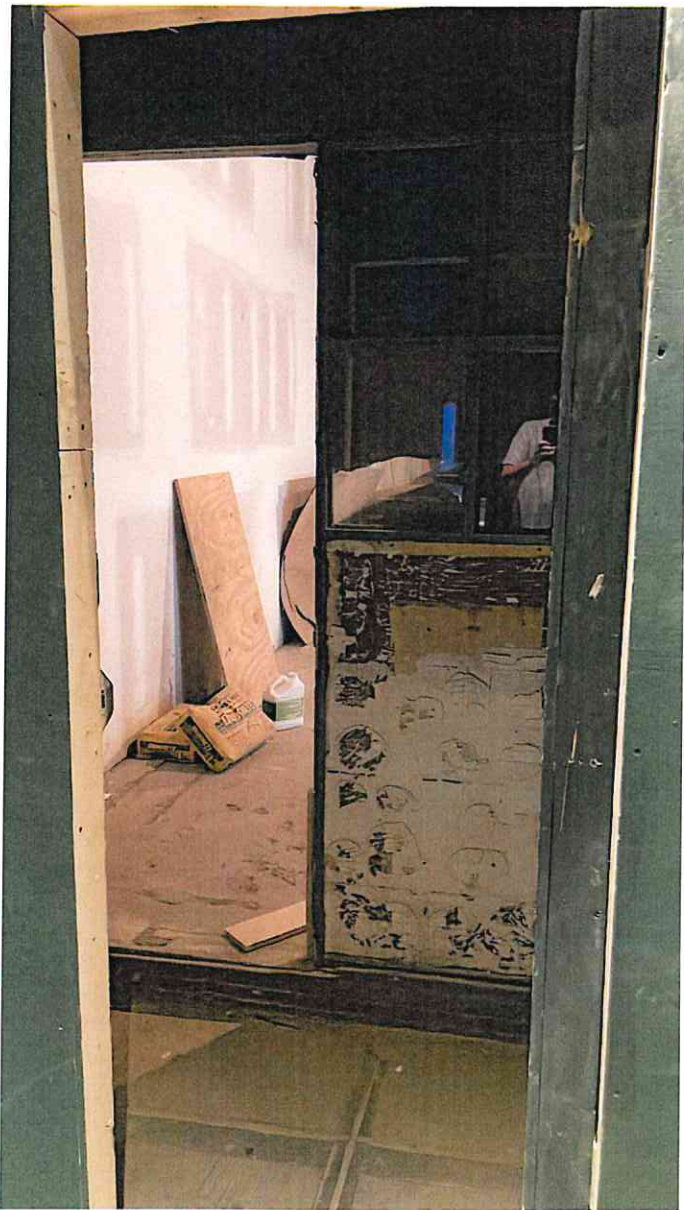
ADA WC

WC

FOOD PREP

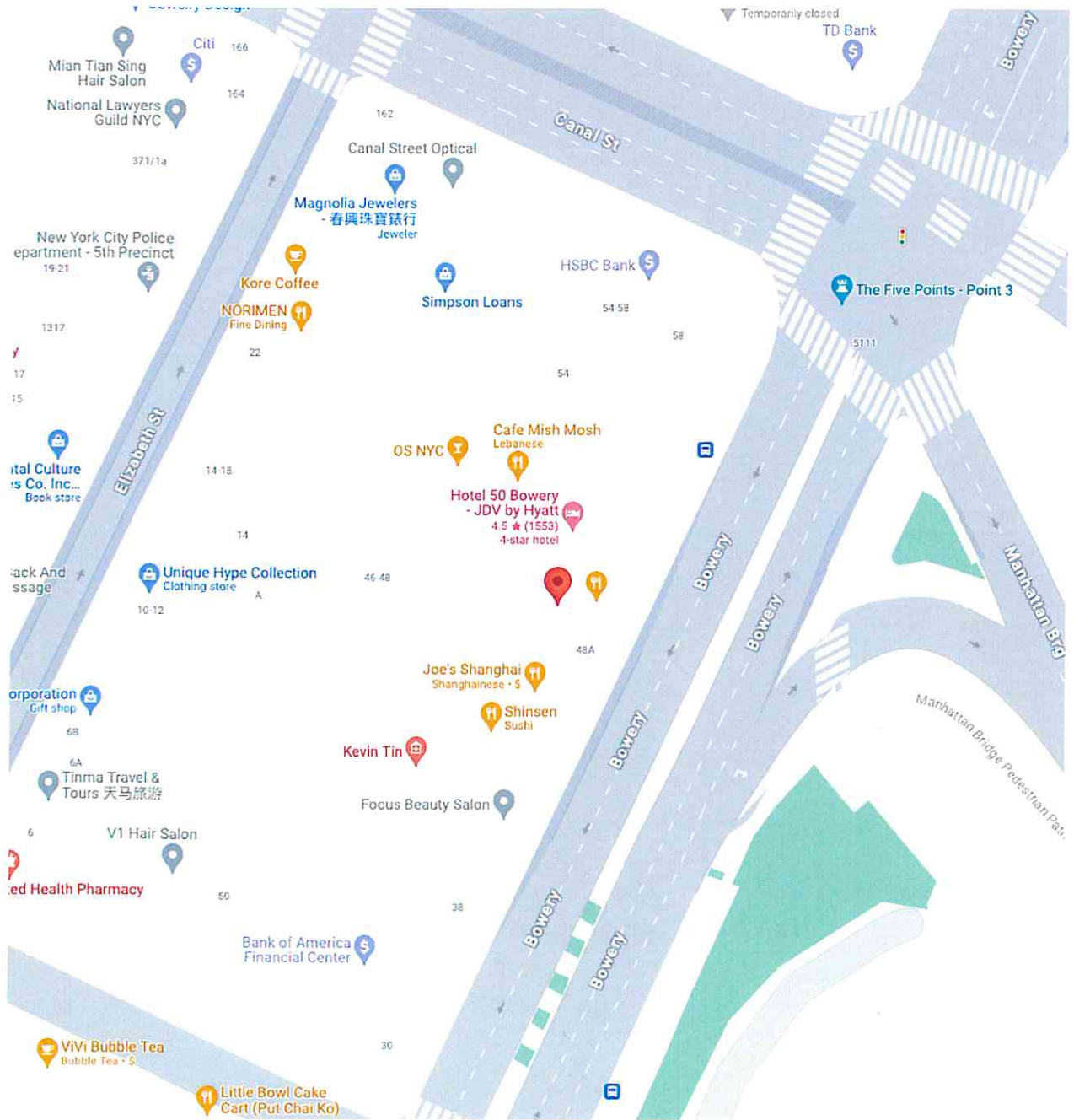
# HELBRAUN || LEVEY





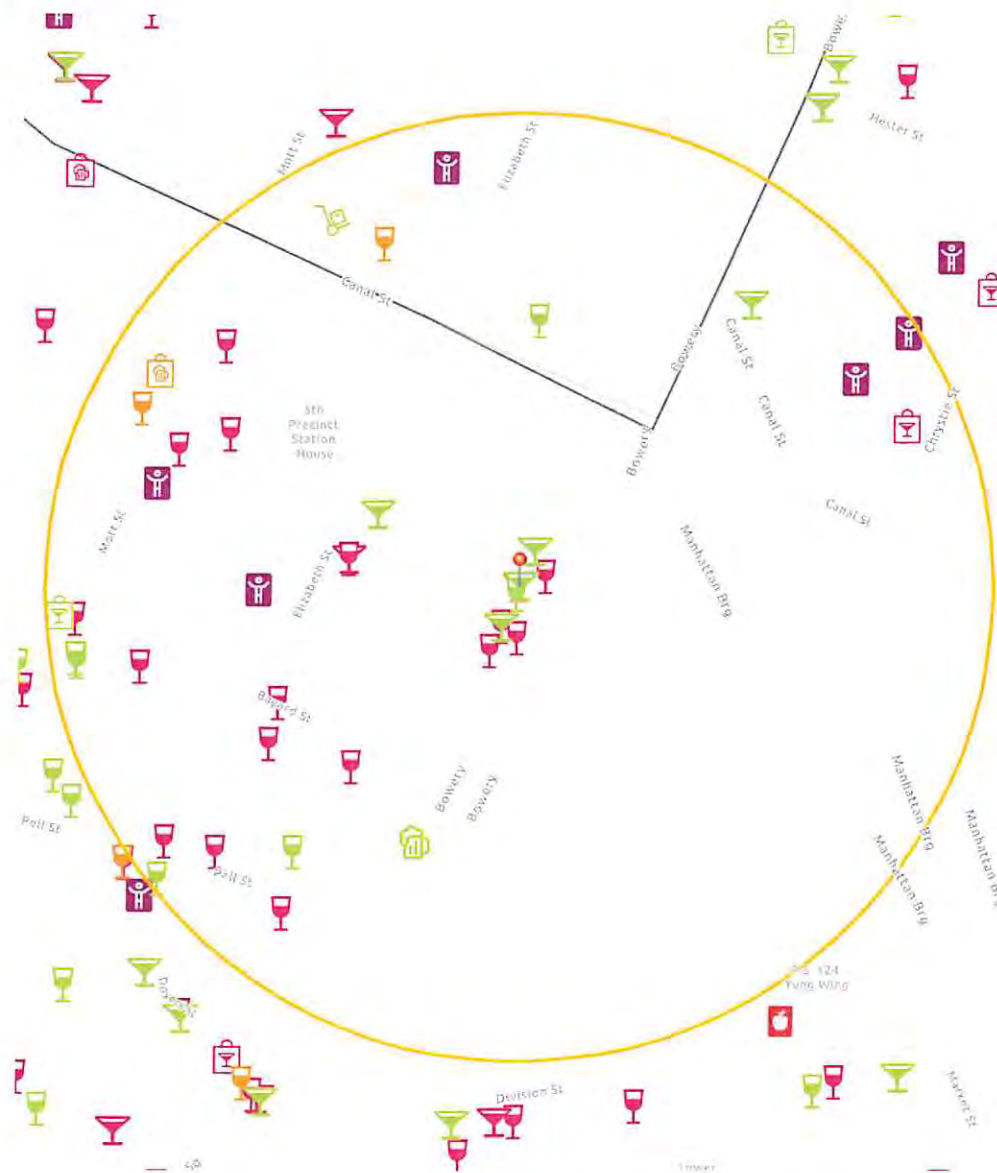
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## NEIGHBORHOOD MAP



# HELBRAUN | LEVEY

## 500 FOOT MAP



GREEN MARTINI = ACTIVE OP LICENSE  
ORANGE MARTINI = PENDING OP LICENSE  
PINK MARTINI = INACTIVE OP LICENSE  
GREEN WINE = ACTIVE RW/TW LICENSE  
ORANGE WINE = PENDING RW/TW LICENSE  
PINK WINE = INACTIVE RW/TW LICENSE

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.

| Presumably Reported For |  |
|-------------------------|--|
| Location                | 48 Bowery, New York, New York, 10013       |
| Geocode                 | Latitude: 40.71570<br>Longitude: -73.99663 |
| Report Generated On     | 9/5/2023                                   |

| 8 Closest Liquor Stores                    |   |          |
|--|---|----------|
| Name                                       | Address   | Distance |
| MARKS WINE & SPIRITS LTD<br>Ser #: 1023591 | 53 MOTT STREET<br>NEW YORK, NY 10013                          | 534 ft   |
| WORLD WINE GROUP INC<br>Ser #: 1335358     | 90 BOWERY ST<br>NEW YORK, NY 10013                            | 704 ft   |
| CHIN KONG INC<br>Ser #: 1023498            | 17 23 EAST BROADWAY<br>STORE #104<br>NEW YORK, NY 10002       | 851 ft   |
| R & S 49 LIQUOR CORP<br>Ser #: 1297191     | 92 ELIZABETH ST<br>NEW YORK, NY 10013                         | 1,015 ft |
| SA VINO ITALIANO INC.<br>Ser #: 1199593    | 200 GRAND ST<br>MOTT & MULBERRY STREETS<br>NEW YORK, NY 10013 | 1,257 ft |
| CAFE MERENDA LLC<br>Ser #: 1314328         | 83 HENRY ST<br>STORE #2<br>NEW YORK, NY 10002                 | 1,265 ft |
| OCEAN WINE & SPIRIT INC.<br>Ser #: 1296083 | 273 GRAND ST<br>NEW YORK, NY 10002                            | 1,274 ft |
| WALKER LIQUOR CORP<br>Ser #: 1023593       | 101 105 LAFAYETTE STREET<br>NEW YORK, NY 10013                | 1,434 ft |

| Schools within 500 feet    |         |          |
|----------------------------|---------|----------|
| Name                       | Address | Distance |
| No Schools within 500 feet |         |          |

| Churches within 500 feet                    |         |          |
|---|---------|----------|
| Name  | Address | Distance |
| Trust In God Baptist Church                 |         | 305 ft   |
| Eastern States Buddhist Temple              |         | 440 ft   |
| Mahayana Temple Buddhist Association        |         | 458 ft   |
| Church of Jesus Christ of Latter-Day Saints |         | 493 ft   |

| Pending On Premises Liquor Licenses within 750 feet |                                 |          |
|---|---------------------------------|----------|
| Name  | Address                         | Distance |
| TORAJINY INC<br>Ser #: 1367893                      | 48 BOWERY<br>NEW YORK, NY 10013 | 0 ft     |

| Active On Premises Liquor Licenses within 750 feet                   |  |          |
|--|--|----------|
| Name   | Address  | Distance |
| CANAL ARCADE LLC<br>Ser #: 1322840                                   | 48A BOWERY ST<br>NEW YORK, NY 10013                                | 3 ft     |
| BRIDGEVIEW HOTEL LLC&JOIE DE VIVRE HOSPITALITY LLC<br>Ser #: 1300384 | 50 BOWERY<br>LOBBY LEVEL<br>NEW YORK, NY 10013                     | 46 ft    |
| BOWERY GYOKAI LLC<br>Ser #: 1322562                                  | 44 BOWERY<br>NEW YORK, NY 10013                                    | 49 ft    |
| MUSASHIYA NYC LLC<br>Ser #: 1339198                                  | 16 ELIZABETH ST<br>15, 16 & 17 AKA 46 BOWERY<br>NEW YORK, NY 10013 | 185 ft   |
| BOWERY ST HOLG CORP, BOWERY ST ASSO LLC&LOWER EAST<br>Ser #: 1346716 | 141 151 BOWERY<br>NEW YORK, NY 10002                               | 422 ft   |
| BLUE AGAVE NY INC<br>Ser #: 1335436                                  | 11 DOYERS ST<br>NEW YORK, NY 10013                                 | 622 ft   |
| HAKKA CUISINE LLC<br>Ser #: 1334417                                  | 11 DIVISION ST<br>NEW YORK, NY 10002                               | 628 ft   |

| Name  | Address  | Distance |
|---|--|----------|
| 8 TUXEDOS INC<br>Ser #: 1306506                           | 5 DOYERS ST<br>NEW YORK, NY 10013                                | 635 ft   |
| 93 BOWERY HOLDINGS LLC & KITCHEN 93 INC<br>Ser #: 1255629 | 93 BOWERY<br>NEW YORK, NY 10002                                  | 655 ft   |
| CITYVIEW CHINATOWN LLC<br>Ser #: 1291356                  | 93 BOWERY<br>18TH FL<br>NEW YORK, NY 10002                       | 656 ft   |
| TEA BISTRO INC<br>Ser #: 1281439                          | 45 MOTT ST<br>GFL & CELLAR FL<br>NEW YORK, NY 10013              | 664 ft   |
| APOTHEKE LLC<br>Ser #: 1205504                            | 9 DOYERS STREET<br>BOWERY & PELL STREETS<br>NEW YORK, NY 10013   | 666 ft   |
| 88 KTV INC<br>Ser #: 1214733                              | 97 BOWERY STREET<br>HESTER & GRAND STREETS<br>NEW YORK, NY 10002 | 703 ft   |
| TIME CAFE LLC<br>Ser #: 1334810                           | 105 CANAL ST<br>NEW YORK, NY 10002                               | 710 ft   |
| SUN YUE TUNG CORP<br>Ser #: 1139260                       | 55 79 DIVISION ST<br>AKA 88 E BWY<br>NEW YORK, NY 10002          | 720 ft   |

# ATTENTION RESIDENTS & NEIGHBORS

ENTITY TO BE FORMED BY SELWYN CHAN  
(Please Check Bar/Restaurant/Club and Indicate if there will be a Sidewalk Cafe or Backyard Garden)

Plans to open a

COCKTAIL BAR

at the following location

48 C BOWERY, NEW YORK, NY 10013

(Please Check Bar/Restaurant/Club and Indicate if there will be a Sidewalk Cafe or Backyard Garden)

This establishment is seeking a license to serve

BEER/WINE & LIQUOR

(Beer & Wine or Beer/Wine & Liquor)

There will be an opportunity for public comment on

Monday, September 11, 2023 at 6:30pm

Online: <https://us06web.zoom.us/j/89482152857>

see [www.cb3manhattan.org](http://www.cb3manhattan.org) for zoom meeting details

Bar/Restaurant/Club

SELWYN CHAN (SELWYN.C@GMAIL.COM)

At COMMUNITY BOARD 3

SLA & DCA Licensing Committee Meeting

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

# ATTENTION RESIDENTS & NEIGHBORS

第3社區居民 請注意

ENTITY TO BE FORMED BY SELWYN CHAN (SELWYN.C@GMAIL.COM)

公司名字(Company) and/或 請幫人的資料 (Contact Info)

Plans to open a (此上酒店主要要在第3社區申請生意相關牌照(衛生執照)

COCKTAIL BAR

酒吧(Bar)/餐館(Restaurant)

戶外咖啡(Sidewalk Cafe) or 或者

後院花園咖啡(Backyard Use)

48 C BOWERY, NEW YORK, NY 10013

Address/生意地址

seeking a license to serve(以上的店主要請以下相關牌照)

BEER/WINE & LIQUOR

(請選擇/please choose)

啤酒和酒牌照(Beer & Wine) or/或者

啤酒牌照(Beer) or/或者

酒和酒牌照(Wine & Liquor)

Public meeting for comments

第3社區的居民有權利提出自己的意見和建議。

(CB3 SLA & DCA Committee Meeting)

是於第3社區委員會

酒牌和酒牌的主要負責小組酒牌委員會

Monday, September 11, 2023 at 6:30pm

Online: <https://us06web.zoom.us/j/89482152857>

see [www.cb3manhattan.org](http://www.cb3manhattan.org) for zoom meeting details

Bar/Restaurant/Club

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

# NEIGHBORING RESIDENTS & NEIGHBORS

ENTITY TO BE FORMED BY SELWYN CHAN (SELWYN.C@GMAIL.COM)

Company Name/Contact Info Nombre de la Compañía/El teléfono de contacto

Plans to open a

COCKTAIL BAR

(Please Check Bar/Restaurant/Club and Indicate if there will be a Sidewalk Cafe or Backyard Garden)

48 C BOWERY, NEW YORK, NY 10013

Address

Seeking a license to serve

En búsqueda de una licencia para servir:

BEER/WINE & LIQUOR

(Beer & Wine or Beer/Wine & Liquor)

Public meeting for comments

Reunión pública para comentarios

Monday, September 11, 2023 at 6:30pm

Online: <https://us06web.zoom.us/j/89482152857>

see [www.cb3manhattan.org](http://www.cb3manhattan.org) for zoom meeting details

At COMMUNITY BOARD 3

En la JUNTA COMUNITARIA 3

La reunión del Comité

de Licencias del SLA y del DCA

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

# 大紀元時報

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## 中國公民擅闖美軍事設施案件達百起

## 中共派李強出席G20峰會

### 拜登對習近平缺席「失望」

拜登平口稱此舉係「失望」  
對G20峰會，中共派李強出席  
即字強（右）在今年3月訪問  
其時會上（AFP）

