



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

Tareake Dorill, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, CORY NG, as a qualified representative of PHX 88 Inc, located at 85 Bowery, New York, NY agree to the following stipulations:

- I will operate a full-service restaurant, specifically a (type of restaurant) _____
 Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:
Mon 8Am - 12Am; Tue 8Am - 12Am; Wed 8Am - 12Am;
Thu 8Am - 12Am; Fri 8Am - 12Am; Sat 8Am - 12Am; Sun 8Am - 12Am

(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)

- I may apply for sidewalk and/or roadbed dining as allowed by the temporary Open Restaurants 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. Any approved outdoor space will close no later than 10:00 p.m.
- 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.
- I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ private parties per _____.
- I will play ambient recorded background music only. _____ number of TVs.
- 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.
- I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
- I will not apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.
- I will not participate in pub crawls or have party buses come to my establishment.
- I will not have unlimited drink specials, including boozy brunches, with food.
- 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 -
- I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- I will conspicuously post this stipulation form beside my liquor license inside of my business.
- 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: CORY NG Phone Number: 646 436 4988

16. I will: _____

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

Signed _____

Dated 9/19/2023

Sworn to this 19 day of Sept 2023

MICHAEL B CHEN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CH6233973
QUALIFIED IN KINGS COUNTY
Commission Expires APRIL 13, 2025

Notary Public

4/13/2027



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Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: 9/20/23

APPLICANT

- Name of applicant and principle(s): PHX 88 INC CORY NG
- Premise address: 85 BOWERY
- Cross streets: CANAL ST - HESTER ST
- Trade name (DBA): _____
- Check which you are applying to: New liquor license Alteration of an existing license Sale of assets
- If alteration, describe nature of alteration: _____
- Is location currently licensed? Yes No
- Type of license: _____
- Previous or current use of the location: VACANT FROM 2018
- Corporation and trade name of current location: VACANT
- Type of building and number of floors: MIXED USE 5 FLOORS
- 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? 74/0
- 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
- How many licensed establishments are within 1 block? 7
- How many On-Premise (OP) liquor licenses are within 500 feet? 24
- Is premise within 200 feet of any school or place of worship? Yes No

PROPOSED METHOD OF OPERATION

- Describe your method of operation: ASIAN RESTAURANT
 - Will any other business besides food or alcohol service be conducted at premise? Yes No
 - If yes, please describe what type: _____
 - What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): SUN 8AM-12AM, MON 8AM-12AM, TUES 8AM-12AM, WED 8AM-12AM, TH 8AM-12AM, FRI 8AM-12AM, SAT 8AM-12AM
 - Total number of table: 33 23. Total number of seats: 66
 - How many stand-up bars / bar seats are located on the premise? 110
- (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): _____
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? ALL HOURS
28. What type of food is available for sale? ASIAN CUISINE
29. Will a manager or principal always be on site? Yes No If yes, which? _____
30. How many employees will there be? 20
31. Do you have or plan to install? French doors accordion doors windows N/A
32. Will there be TVs / monitors? Yes No If Yes, how many? _____
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: I PAD OR IPOD + 4 SMALL 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?
THE OWNER/MANAGER PRESENT WILL CONTINUOUSLY MONITOR THE SIDEWALK AREA.
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 HAVE SOUNDPROOFING. ALL DOORS + WINDOWS WILL BE CLOSED
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): _____
45. Address: _____ 45a. Community Board _____
46. Dates of operation: _____
47. Has any principal had work experience similar to the proposed business? Yes No If yes, explanation of experience or resume. MANAGER FOR LUCK CLUB 133 CHURCH ST. FOR 2 YEARS
48. Does any principal have other business in the area? Yes No If yes, give trade name and describe type of business: MILK + CREAM CEMENT BAR 159 MOTT ST
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.

THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS
 CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE NOV 21 1980

FILE NO. 80503

PLAT 36103 & T 80249

ZONING DISTRICT 6-1

THIS CERTIFICATE is issued for the ~~altered~~ ~~existing~~ Building premises located at

85 Bowery

Block 303

Lot 11

IT IS HEREBY CERTIFIED THAT THE ABOVE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES AND REGULATIONS FOR USES AND OCCUPANCIES SET FORTH HEREIN

PERMISSIBLE USE AND OCCUPANCY

Cellar	O.G.	-	-	-	-	-	Storage.
1st	100	-	-	-	6	-	Retail store.
2nd	40	-	4	6	2	-	Four (4) Class "A" apartments.
3rd	40	-	4	6	2	-	Four (4) Class "A" apartments.
4th	40	-	4	6	2	-	Four (4) Class "A" apartments.
5th	40	-	4	6	2	-	Four (4) Class "A" apartments.

TOTAL: Retail Store and Sixteen (16) Class "A" Apartments

Class "A" Multiple Dwelling

Old-Code

This certificate is predicated upon the final report of inspection dated November 21, 1980

OPEN SPACE USES

SPECIFY PARKING SPACES, LOADING BERTHS, OTHER USES, ETC.

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

[Signature]
 DEPARTMENT OF BUILDINGS

[Signature]
 CITY ENGINEER

ORIGINAL DUPLICATE COPY DEPARTMENT OF BUILDINGS COPY

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	Bowery, New York
Geocode	Latitude: 40.72521 longitude: -73.99040
Report Generated On	9/14/2023

8 Closest Liquor Stores		
Name	Address	Distance
S & P LIQUOR & WINE CORP Ser #: 1281498	89 2ND AVE NORTH STORE NEW YORK, NY 10003	731 ft
JCCSM INC Ser #: 1336591	45 1ST AVE NEW YORK, NY 10003	767 ft
ELIZABETH & VINE INC Ser #: 1192584	269 BOWERY NEW YORK, NY 10012	876 ft
ASTOR WINES & SPIRITS INC Ser #: 1023515	399 LAFAYETTE STREET NEW YORK, NY 10003	1,256 ft
MRN LIQUOR INC Ser #: 1284586	16 ST MARKS PL NEW YORK, NY 10003	1,388 ft
VIJAYA GROUP INC Ser #: 1326346	100 STANTON ST NEW YORK, NY 10002	1,561 ft
YOLO WINE & SPIRITS CORP Ser #: 1314509	639 1/2 BROADWAY NEW YORK, NY 10012	1,602 ft
NIZGA CORP Ser #: 1023551	58 AVENUE A NEW YORK, NY 10009	1,606 ft

Schools within 500 feet		
Name	Address	Distance
NORD ANGLIA INTERNATIONAL SCHOOL-NEW YORK	44 E 2ND ST NEW YORK, NY 10003	204 ft

Churches within 500 feet	
Name	Distance
The Nativity Church	99 ft
Church of Christ	296 ft
Orthodox Cathedral of The Holy	411 ft

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
SOMETHING SHORT LLC Ser #: 1359086	355 BOWERY NEW YORK, NY 10003	607 ft
VIVA NATURAL PIZZA INC Ser #: 1359727	248 E 5TH ST NEW YORK, NY 10003	654 ft
SIX SQUARE MANAGEMENT LLC Ser #: 1368342	356 BOWERY NEW YORK, NY 10012	724 ft

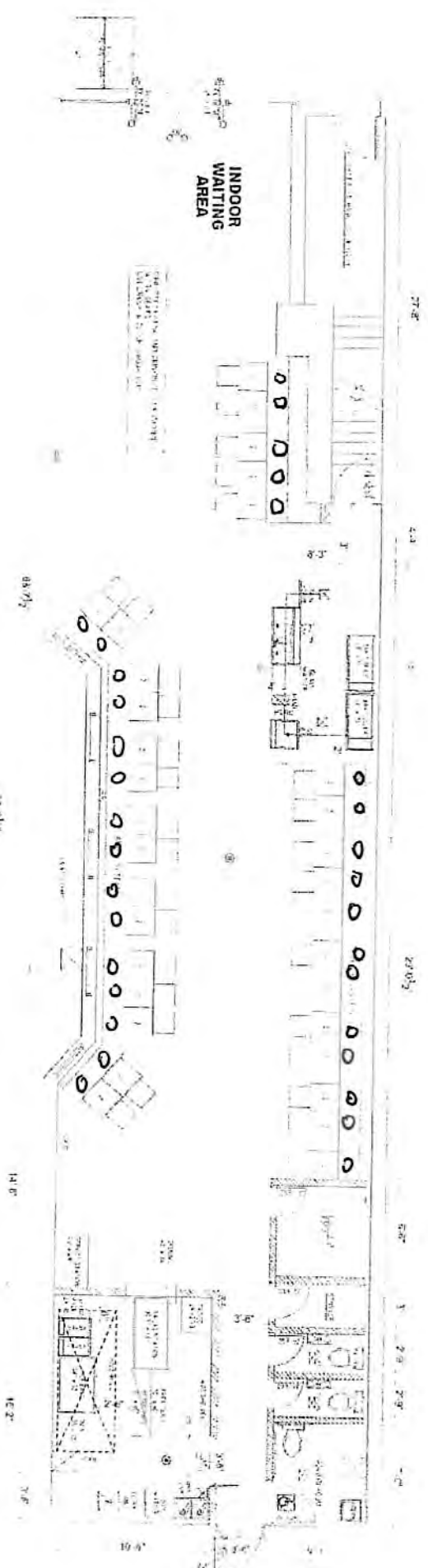
Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
PAPI LUIS CORP Ser #: 1024327	32 34 E 2ND STREET NEW YORK, NY 10003	88 ft
SECOND STREET RESTAURANT LLC Ser #: 1280481	29 E 2ND ST NEW YORK, NY 10003	154 ft
KO EP LLC Ser #: 1277322	8 EXTRA PL AKA 4-8 EXTRA PL AKA 22 E 1ST NEW YORK, NY 10003	230 ft
AMIGO BY NAI LLC Ser #: 1327951	29 2ND AVE NEW YORK, NY 10003	233 ft
EAST THIRD RESTAURANT CORP Ser #: 1193666	29 E 3RD ST STORE 2 NEW YORK, NY 10003	243 ft
LIGHT SIDE CORP Ser #: 1246146	60 2ND AVE. NEW YORK, NY 10003	297 ft
STUDIO CAFFE LLC Ser #: 1107358	CHELSEA PIERS #59 2ND LEVEL 17 & 18 STREETS NEW YORK, NY 10011	301 ft
MEATH TRAILS INC Ser #: 1024301	61 2ND AVENUE NEW YORK, NY 10003	335 ft
DOUBLE ZERO LIC LLC Ser #: 1338944	43-69 11TH ST LONG ISLAND CITY, NY 11101	366 ft
PASTA SHOP LLC Ser #: 1277101	325 BOWERY NEW YORK, NY 10003	393 ft
CJFM LLC Ser #: 1295105	84 E 4TH ST NEW YORK, NY 10003	408 ft
WATERING HOLE OF 2ND AVE CORP,THE Ser #: 1024384	68 2ND AVENUE NEW YORK, NY 10003	413 ft
TED ARTO INC Ser #: 1324038	78 80 E 4TH ST NEW YORK, NY 10003	415 ft
KISSAKI OMAKASE LLC Ser #: 1322347	319 BOWERY NEW YORK, NY 10003	427 ft
AEN HOSPITALITY GROUP LLC Ser #: 1341848	299 BOWERY NEW YORK, NY 10003	430 ft
J B MAX INC Ser #: 1176096	86 E 4TH STREET 1ST AVENUE & 2ND AVENUE NEW YORK, NY 10003	435 ft
BOWERY TECH RESTAURANT LLC Ser #: 1114075	327 BOWERY NEW YORK, NY 10003	445 ft
RSVP HOSPITALITY LLC Ser #: 1302153	11 E 1ST ST NEW YORK, NY 10003	452 ft
9 EAST FIRST STREET LLC Ser #: 1279592	9 E 1ST ST AKA 11 E 1ST ST NEW YORK, NY 10003	464 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
KRAINE INTERNATIONAL INC Ser #: 1273196	85 E 4TH ST 3RD FLOOR NEW YORK, NY 10003	465 ft
BOWERY HOTEL LLC, THE Ser #: 1170319	335 BOWERY AKA 4 E 3RD ST BOWERY & 2ND AVENUE NEW YORK, NY 10003	476 ft
KRAINE GALLERY BAR INC Ser #: 1024275	85 E 4TH STREET NEW YORK, NY 10003	483 ft
48 E 7TH ST ASSOCIATES INC Ser #: 1334048	87 E 4TH ST NEW YORK, NY 10003	487 ft
I LIKE SIT DOWN COMEDY LLC Ser #: 1309404	85 E 4TH ST NEW YORK, NY 10003	488 ft
BOWERY F & B LLC AND E & S HOTEL OWNERS INC AS MGR Ser #: 1170322	4 E 3RD ST BOWERY & 2ND AVENUE NEW YORK, NY 10003	519 ft
VON DESIGN LTD Ser #: 1121709	3 BLEECKER STREET NEW YORK, NY 100122423	541 ft
XEO CANTINA INC Ser #: 1344598	334 BOWERY NEW YORK, NY 10012	572 ft
EAST PUB INC Ser #: 1154351	359 361 BOWERY NEW YORK, NY 10003	586 ft
WREN NEW YORK LLC, THE Ser #: 1253507	344 BOWERY NEW YORK, NY 10012	587 ft
GRIFFS GLOBAL CORP OPERATOR/BOWERY POETRY CLUB INC Ser #: 1119552	308 BOWERY HOUSTON & BLEECKER STREETS NEW YORK, NY 10012	593 ft
PRUNE LLC Ser #: 1100479	54 E 1ST STREET 1ST & 2ND AVENUE NEW YORK, NY 10003	599 ft
310 BOWERY GROUP LLC Ser #: 1287578	310 BOWERY NEW YORK, NY 10012	607 ft
MAYREE TEAMWORK PLUS CORPORATION Ser #: 1349921	58 E 1ST ST NEW YORK, NY 10003	613 ft
P G T REST CORP Ser #: 1144279	304 BOWERY HOUSTON & BLEECKER STREETS NEW YORK, NY 10012	620 ft
EEMET INC Ser #: 1145206	86 E 3RD ST 1ST AVENUE & 2ND AVENUE NEW YORK, NY 10003	664 ft
55 BOND STREET LLC Ser #: 1296058	55 BOND ST NEW YORK, NY 10012	673 ft
TRIM CASTLE CORP Ser #: 1255774	87 2ND AVE AKA 239 E 5TH ST NEW YORK, NY 10003	694 ft
KITCHEN TABLE INC Ser #: 1102529	88B 2ND AVE NEW YORK, NY 10003	699 ft
MACPER LLC Ser #: 1283410	41 1ST AVE NEW YORK, NY 10003	720 ft
MARLINSPIKE HALL LLC Ser #: 1317991	54 GREAT JONES ST NEW YORK, NY 10012	740 ft

PROPOSED 1st FLOOR PLAN
SCALE: 1/8" = 1'-0"



33 Tables

66 Seats

0 Bar stools

MENU by Chef Zhan Chen

- spiced nuts - hazelnuts, pepitas, almonds
- house-made scallion focaccia -
+ prosciutto & cheese of the day
- boquerones toast - fermented black bean, onion jam,
pickled fresno
- chilled tofu - mizuna, pickled fresno, spicy sesame
- scallion & radish rice noodle roll salad - gem
lettuce, spicy cucumbers
- shrimp & taro rolls - tofu skin, jicama, purple
cabbage slaw
- daikon croquettes - nduja, pickled shiitake, red
watercress
- octopus & potato - hk olive tapenade, fresno,
tatsoi
- duck breast - curry romesco, cilantro salsa verde,
florentino
- oyster Mushroom rice roll noodles - asparagus,
garlic chives

- salt & pepper chicken w/ scallion biscuits - pickled jalapenos, chili plum jam
- XO fried rice w/ tea egg - house xo, shrimp, corn
- black bean escargot w/ ginger scallion sauce
- Curry tofu (vg) - coconut curry sauce, silken tofu, watercress
- french fries w/ garlic salt
- salt & pepper popcorn chicken - hot mustard, cilantro aioli
- taro mash potatoes

NYC
New York City
West Point Department of Buildings

85

NYC Department of Buildings
West Point Department of Buildings

COMMISSION DE LA COMMUNAUTE
DE LA VILLE DE NEW YORK

COMMISSION DE LA COMMUNAUTE
DE LA VILLE DE NEW YORK

 **NEW YORK**

TUESDAY, SEPTEMBER 19, 2023 / Mostly sunny, 76° / Weather: P. 22 ★★

 **POLICE** 

NYC Buildings
Work Permit Department Of Buildings

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COMMUNICATIONS

TELEPHONE

TELEVISION

CABLE

INTERNET

ATTENTION RESIDENTS
(CINOS DE LA COMUNIDAD)

ATTENTION RESIDENTS
& NEIGHBORS

ATTENTION RESIDENTS & NEIGHBORS



NEW YORK

WEDNESDAY, SEPTEMBER 14, 2011 / Mostly sunny, 76° / Weather, P. 23

L.A. BY FINN

POLICE

The newspaper cover features a photograph of two men. On the left, a man in a dark blue police vest with 'POLICE' written on it. On the right, a man in a light-colored suit and red tie. The background shows other people in a public setting.

For additional information regarding this permit, please log on to DOB 311 or www.dob.gov/building
 Call 311 with any questions or complaints.
 Signature: [Handwritten Signature]
 Date: [Handwritten Date]

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7A
7B
7C
7D

3A
3B
3C
3D

4A
4B
4C

5A
5B
5C

NEIGHBORING RESIDENTS & NEIGHBORS
VECINOS DE LA COMUNIDAD

PHX 88 INC DBA: T80

Company/DBA Name and Contact Number for Questions

Plans to open a **RESTAURANT**

at the following location **85 BOWERY**

This establishment is seeking a license to serve **BEER + WINE**

CITY BOARD 3
 Licensing Meeting

En la JUNTA COMUNITARIA
 La reunión de Licencias del

Ases o Inquirientes, favor de comunicarse con el
 la Junta Comunitaria 3.
 mn03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS
第3社區居民請注意

PHX 88 INC DBA: T80

Company/DBA Name and Contact Number for Questions

Plans to open a **RESTAURANT**

at the following location **85 BOWERY**

This establishment is seeking a license to serve **BEER + WINE**

ATTENTION RESIDENTS & NEIGHBORS

PHX 88 INC DBA: T80

Company/DBA Name and Contact Number for Questions

plans to open a **RESTAURANT**

at the following location **85 BOWERY**

This establishment is seeking a license to serve **BEER + WINE**

only 846 436 4785
 Ricky 646 506-5715

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





NYC
New York City Department of Buildings

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**PROHIBITION OF WEAPONS
AND OTHER DANGEROUS
ITEMS IN COMMON AREAS**

**PROHIBITION OF WEAPONS
& AMMUNITION**