



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, YI ZHENG, as a qualified representative of MZ Sushi LLC  
 located at 129 Rivington Street, 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 CLOSE; Tue 5PM-10PM; Wed 5PM-10PM;  
 Thu 5PM-10PM; Fri 5PM-10PM; Sat 5PM-10PM; Sun 5PM-10PM.

(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. 0 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: YI ZHENG Phone Number: 917-913-6183

16.  I will: \_\_\_\_\_

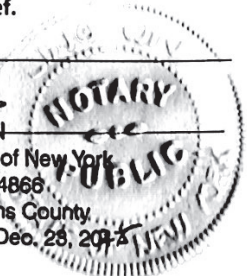
I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

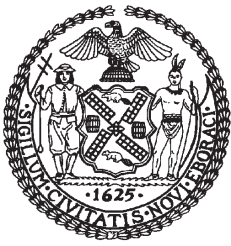
Signed [Signature]

Dated 09/18/2023

Sworn to this 18th day of September 2023

[Signature]  
 LING QIN  
 Notary Public, State of New York  
 No. 01Q16294866  
 Qualified in Queens County  
 Commission Expires Dec. 28, 2024





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Tareake Dorill, Board Chair

Susan Stetzer, District Manager

**Community Board 3 Liquor License Application Questionnaire for Administrative Approval**

Today's Date: 09/18/2023

**APPLICANT**

1. Name of applicant and principle(s): MZ SUSHI LLC
2. Premise address: 129 RIVINGTON STREET, NEW YORK NY 10002
3. Cross streets: ESSEX ST & NORFOLK ST
4. Trade name (DBA): N/A
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 WINE
9. Previous or current use of the location: TAVERN BAR
10. Corporation and trade name of current location: MZ SUSHI LLC, NO TRADE NAME
11. Type of building and number of floors: MIXED RESIDENTIAL & COMMERCIAL BUILDING, GROUND FLOOR
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? 45
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): R7A
15. How many licensed establishments are within 1 block? 27
16. How many On-Premise (OP) liquor licenses are within 500 feet? 22
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: \_\_\_\_\_
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): TUESDAY TO SUNDAY, 5PM-10PM
22. Total number of table: 0 23. Total number of seats: 16
24. How many stand-up bars / bar seats are located on the premise? 1 BAR WITH 16 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): 28 FT, L SHAPE, GROUND FLOOR
26. Does premise have a full kitchen?  Yes  No
27. What are the hours kitchen will be open? TUESDAY TO SUNDAY, 5PM-10PM
28. What type of food is available for sale? SUSHI
29. Will a manager or principal always be on site?  Yes  No If yes, which? YI ZHENG
30. How many employees will there be? 3-5
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: BLUETOOTH 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? \_\_\_\_\_
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? \_\_\_\_\_  
STAFFS WILL MONITOR
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? \_\_\_\_\_  
STAFFS WILL MONITOR AND KEEP LEVEL OF MUSIC WITHIN LIMITS
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): WXY SUSHI INC.
45. Address: 102 ST MARKS PLACE, NEW YORK NY 10002 45a. Community Board 3
46. Dates of operation: MONDAY TO SUNDAY, 5PM - 12AM
47. Has any principal had work experience similar to the proposed business?  Yes  No If yes, explanation of experience or resume. OWNS ANOTHER SUSHI RESTAURANT.
48. Does any principal have other business in the area?  Yes  No If yes, give trade name and describe type of business: WXY SUSHI INC.
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**

## **MZ SUSHI LLC**

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Company/DBA Name and Contact Number for Questions

**plans to open a**

**Bar/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**

**129 Rivington ST**

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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

**Yi Zheng, 917-913-6183**

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Applicant Contact Information

**Contact the Applicant or COMMUNITY BOARD 3**

**With any questions or concerns.**

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

# ATTENTION RESIDENTS & NEIGHBORS

## 第 3 社區居民 請注意

### MZ SUSHI LLC

公司名字(Company) and/和 聯繫人的資料 (Contact Info)

**Plans to open a** (以上的店主想要在第 3 社區申請生意相關牌照擴展生意)

Bar/Restaurant

(請選擇/please choose) 酒吧 (Bar)/餐館 (Restaurant)  
戶外咖啡 (Sidewalk Café) or 或者  
後院花園咖啡(Backyard Use)

129 Rivington ST

Address/生意地址

**seeking a license to serve**(以上的店主想要請以下相關酒牌照)

Beer & Wine

(請選擇/please choose) 啤酒和酒牌照 (Beer & Wine) or/或者  
啤酒牌照 (Beer) or/或者  
酒和烈酒牌照 (Wine & Liquor)

如有任何疑問或關注，請聯繫申請者或第三社區委員會  
[mn03@cb.nyc.gov](mailto:mn03@cb.nyc.gov) - [www.cb3manhattan.org](http://www.cb3manhattan.org)

# NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

MZ Sushi LLC, 917-913-6183

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

Bar/Restaurant

(Please choose) Bar/Restaurant  
sidewalk café/backyard use

(Favor de escoger) una Barra/un Restaurante  
un café de acera o un patio de atrás

129 Rivington ST

address

dirección

Seeking a license to serve

En búsqueda de una  
licencia para servir:

Beer & Wine

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

At COMMUNITY BOARD 3  
SLA & DCA Licensing  
Committee Meeting

En la JUNTA COMUNITARIA 3  
La reunión del Comité  
de Licencias del SLA y del DCA

Si hay preguntas o inquietudes, favor de comuníquese con el solicitante o  
la Junta Comunitaria 3.

[mn03@cb.nyc.gov](mailto:mn03@cb.nyc.gov) - [www.cb3manhattan.org](http://www.cb3manhattan.org)

**ATTENTION RESIDENTS & NEIGHBORS**

**MZ SUSHI LLC**

Company Name/ Nombre y Apellido del solicitante

plans to open a

Bar/Restaurant

(Please identify full addresses) Cite and indicate if there will be sidewalk cafe or Backyard Garden

at the following location

129 Rivington ST

Building Number and Street Name (Address)

This establishment is seeking a license to serve

Beer & Wine

Beer & Wine or Beer

Yi Zhong, 917 913 6183

Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 3

With any questions or concerns.

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

**ATTENTION RESIDENTS & NEIGHBORS**

**第 3 社區居民 請注意**

**MZ SUSHI LLC**

公司名字 (Company name) / 原申請人姓名 (Contact Info)

Plans to open a (以上均於主地址在第三社區申請生啤和調劑酒廠業主處)

Bar/Restaurant

(請用/please choose) 酒吧 (Bar)/餐館 (Restaurant)  
戶外咖啡座 (Sidewalk Cafe) 或 後院花園咖啡座 (Backyard Live)

129 Rivington ST

地址/生意地址

seeking a license to serve (以上均於主地址在以下所屬酒牌類)

Beer & Wine

(請選擇/please choose) 啤酒和葡萄酒 (Beer & Wine) 或/或者  
啤酒酒牌 (Beer) 或/或者  
酒架咖啡座酒牌 (Wine & Liquor)

如有任何疑問或關注，請聯繫申請者或第三社區委員會  
mn03@cb.nyc.gov - www.cb3manhattan.org

**NEIGHBORING RESIDENTS  
VECINOS DE LA COMUNIDAD**

**MZ Sushi LLC, 917-913-6183**

Company Name/ Contact Info

Plans to open at:

Planifique abrir un/una:

Bar/Restaurant

(Please identify full addresses) Cite and indicate if there will be sidewalk cafe or Backyard Garden

129 Rivington ST

Address

Seeking a license to serve

En búsqueda de una licencia para servir:

Beer & Wine

Beer & Wine or Beer/ Wine & Liquor

AL COMMUNITY BOARD 3  
SIA & DCA Licensing  
Committee Meeting

En la JUNTA COMUNITARIA 3  
La reunión del Comité  
de Licencias del SIA y del DCA

Si hay preguntas o inquietudes, favor de comunicarse con el solicitante o la Junta Comunitaria 3.  
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