

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

Paul Rangel, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

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

The following items and questionnaire package are due by date listed in email invite:

- Schematics, floor plans or architectural drawings of the inside of the premise.
A proposed food and or drink menu.

The following items are due by noon Friday before the meeting:

- 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.
Notice of proposed business to block or tenant association if one exists.
Proof of conspicuous posting of notices at the site for 7 days prior to the meeting.

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: October 18, 2023

Is location currently licensed? Yes No Type of license: On premises liquor

If alteration, describe nature of alteration:

Previous or current use of the location: Restaurant/Lounge

Corporation and trade name of current license: Tea Bistro Inc f/k/a Cha Chan Tang n/k/a Basement

APPLICANT:

Premise address: 45 Mott Street

Cross streets: Bayard and Pell Street

Name of applicant and all principals: BSMNTNYC Inc

Jie Yu Wu and Heng Cheong Chan

Trade name (DBA): Mott Mart/Basement

PREMISE:

Type of building and number of floors: 5 story brick

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

Yes No What is maximum NUMBER of people permitted _____

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): C 6 - 1

PROPOSED METHOD OF OPERATION:

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) Sunday to Wednesday 7:00 am - 2:00 am; Thursday - Saturday 7:00 am - 4:00 am

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? Yes No
If yes, please describe what type: _____

Number of indoor tables? 24 Total number of indoor seats? 51

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____
2 bars/6 seats: 1 - Approx. 18'/Ground floor/6 seats; 2- Approx 20'/Basement

(A stand-up bar is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)

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 _____
International Casual Cuisine

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

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

How many employees will there be? 10-15

Do you have or plan to install French doors accordion doors or windows? No facade change

Will there be TVs/monitors? Yes No (If Yes, how many?) 4-6

Will premise have music? Yes No

If Yes, what type of music? Live musician DJs Streaming services/playlists

If other type, please describe _____

What will be the music volume? Background (conversational) Entertainment (live music venue

level) Please describe your sound system: Basement sound system is comprised of four 26 inch speakers with built in amplifiers and the standard base, mid ranger speaker, tweeter . All speakers are connected to our Yamaha mixing board with cell phone providing our music selection

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

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? _____

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.") _____

One employee will ensure that traffic and crowds do not become a problem for the neighbors _____

Will there be security personnel? Yes No (If Yes, how many and when) 3: Thurs - Sat 8:00 pm - 4:00 am

How do you plan to manage noise inside and outside your business so neighbors will not be affected? _____

Please attach plans. Our security guard is present Thursday - Saturday 8:00 pm - close and he insures that noise outside the premises do not disturb our neighbors;

Is sound proofing installed? Yes No management will insure that at all times the interior of the premises never exceed conversational level

If not, do you plan to install sound proofing? Yes No

Are there current plans to use the Open Restaurants program for the sale or consumption of alcoholic beverages outdoors? (includes roof & yard) Yes No If Yes, describe and show on diagram: _____

APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously? Yes No

If yes, please indicate name of establishment: Tea Bistro Inc

Address: 45 Mott Street Community Board # 3

Dates of operation: 2014 - Present

Has any principal had work experience similar to the proposed business? Yes No If Yes, please attach explanation of experience or resume. Note: failure to disclose previous experience or information hampers the ability to evaluate this application. These premises

Does any principal have other businesses in this area? Yes No If Yes, please give trade name, address and describe the business _____

Has any principal had SLA reports or action within the past 5 years? Yes No If Yes, attach list of violations and dates of violations and outcomes, if any.

2022 - unauthorized use of trade name; failure to file a supplemental statement (Fine Paid)
and violation of 200' rule (Dismissed)

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? See attached

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

Is the premise within 200 feet on the same street of any school or place of worship? Yes No
NOT USED EXCLUSIVELY AS A SCHOOL

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, but it is not required. 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)
International casual cuisine restaurant, or
 I will operate a _____,
 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 7:00 am - 2:00 am; Tue 7:00 am - 2:00 am; Wed 7:00 am - 2:00 am;
Thu 7:00 am - 4:00 am; Fri 7:00 am - 4:00 am; Sat 7:00 am - 4:00 am;
Sun 7:00 am - 2:00 am. (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 (including Open Restaurants) OR
 My sidewalk café hours or other outside hours (including Open Restaurants) 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 performances or televised sports.
- I will have a closed fixed façade with no open doors or windows except my entrance door, which 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 performances or televised sports.
8. I will not have DJs, live music, third-party promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ DJs per _____, more than _____ private parties per _____
9. I will play ambient recorded background music only.
10. I will not participate in pub crawls or have party buses come to my establishment.
11. I will not have unlimited drink specials, including boozy brunches, with food.
12. 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 7:00 pm.
13. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
14. I will conspicuously post this stipulation form beside my liquor license inside of my business.
15. 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: Heng Cheong Chan

Phone Number: (646) 775-0085

MENU

Portuguese Flat Bread 10
Chorizo buffalo mozzarella parmesan rustic tomato
Sauce

Calamari Fritos 12
parsley vinegar pepper sauce & romesco dipping sauce

Burrata 13
Cherry tomatoes gooseberries arugula aged balsamic smoked paprika oil

Angus Beef sliders 15
Crispy bacon, smoked Gouda house sauce arugula tomato potato bun fries

Papa bravas 9
Crispy potatoes, roasted sun dried tomato aioli, fried egg, manchego, crispy prosciutto

Carne a la plancha 16
Tenderloin beef, white bean purée piri piri sauce potato sticks

Picaduras de chorizo (Chorizo bites) 10
Sweet onions pickled mustard seeds smoked paprika oil toasted crostini

Plantain Chips 8
Chef's umami seasoning, cilantro sauce tomato salsa

Crispy Brussel sprouts 8
Toasted bread crumbs garlic parmesan cheese parsley house aioli

Frango Frito da Vovo (Grandma's Fried Chicken) 12
Marinated chicken bites deep fried spicy piri piri sauce

Frutos do mar (seafood bowl) 14
Sauté Little neck clams shrimp shaved corn onions peppers hard boiled egg garlic
smoked paprika sauce, bread

Tagliatelle e prosciutto (Prosciutto & cheese board) 13
Sliced prosciutto fruit spread chefs selected cheeses crostini's olive's truffled honey
nuts

Empanadas 2pc / 8 Shrimp chorizo onions manchego cheese, African pepper sauce

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	45 Mott St, New York, New York, 10013
Geocode	Latitude: 40.71527 Longitude: -73.99883
Report Generated On	

8 Closest Liquor Stores		
Name	Address	Distance
MARKS WINE & SPIRITS LTD Ser #: 1023591	53 MOTT STREET NEW YORK, NY 10013	151 ft
CHIN KONG INC Ser #: 1023498	17 23 EAST BROADWAY STORE #104 NEW YORK, NY 10002	815 ft
WALKER LIQUOR CORP Ser #: 1023593	101 105 LAFAYETTE STREET NEW YORK, NY 10013	1,092 ft
WORLD WINE GROUP INC Ser #: 1335358	90 BOWERY ST NEW YORK, NY 10013	1,209 ft
MADISON WINE AND LIQUOR LLC Ser #: 1264145	45 MADISON ST NEW YORK, NY 10038	1,230 ft
R & S 49 LIQUOR CORP Ser #: 1297191	92 ELIZABETH ST NEW YORK, NY 10013	1,429 ft
SA VINO ITALIANO INC. Ser #: 1199593	200 GRAND ST MOTT & MULBERRY STREETS NEW YORK, NY 10013	1,540 ft
CAFE MERENDA LLC Ser #: 1314328	83 HENRY ST STORE #2 NEW YORK, NY 10002	1,666 ft

Schools within 500 feet		
Name	Address	Distance
TRANSFIGURATION SCHOOL	29 MOTT ST NEW YORK, NY 10013	183 ft

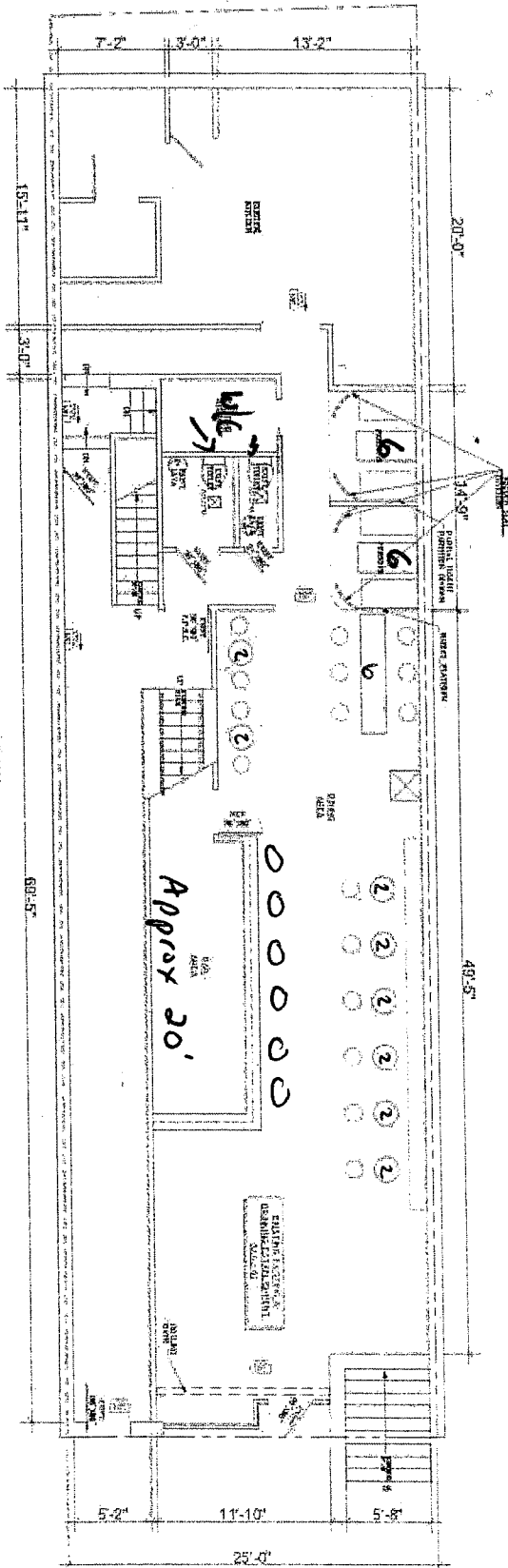
Churches within 500 feet	
Name	Distance
Transfiguration Catholic Church Office	200 ft
First Chinese Baptist Church	263 ft
Eastern States Buddhist Temple	337 ft
Trust In God Baptist Church	344 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
No Active On Premises Liquor Licenses within 750 feet		

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
TEA BISTRO INC Ser #: 1281439	45 MOTT ST GFL & CELLAR FL NEW YORK, NY 10013	36 ft
40 MULBERRY RESTAURANT INC Ser #: 1246514	40 MULBERRY STREET NEW YORK, NY 10013	244 ft
MJK FOODS LLC Ser #: 1301890	32 MULBERRY ST NEW YORK, NY 10013	310 ft
BLUE AGAVE NY INC Ser #: 1335436	11 DOYERS ST NEW YORK, NY 10013	338 ft
8 TUXEDOS INC Ser #: 1306506	5 DOYERS ST NEW YORK, NY 10013	406 ft
BAR CLARK LLC Ser #: 1337922	102 BAYARD ST NEW YORK, NY 10013	407 ft
WINNIES NYC LLC Ser #: 1293517	104 BAYARD ST NEW YORK, NY 10013	429 ft
MUSASHIYA NYC LLC Ser #: 1339198	16 ELIZABETH ST 15, 16 & 17 AKA 46 BOWERY NEW YORK, NY 10013	509 ft
APOTHEKE LLC Ser #: 1205504	9 DOYERS STREET BOWERY & PELL STREETS NEW YORK, NY 10013	538 ft
BOWERY GYOKAI LLC Ser #: 1322562	44 BOWERY NEW YORK, NY 10013	602 ft
79 RESTAURANT GROUP INC Ser #: 1210735	79 BAXTER ST CANAL & WHITE ST NEW YORK, NY 10013	603 ft
CANAL ARCADE LLC Ser #: 1322840	48A BOWERY ST NEW YORK, NY 10013	634 ft
BRIDGEVIEW HOTEL LLC&JOIE DE VIVRE HOSPITALITY LLC Ser #: 1300384	50 BOWERY LOBBY LEVEL NEW YORK, NY 10013	662 ft
HAKKA CUISINE LLC Ser #: 1334417	11 DIVISION ST NEW YORK, NY 10002	709 ft

1/3/23, 3:44 PM

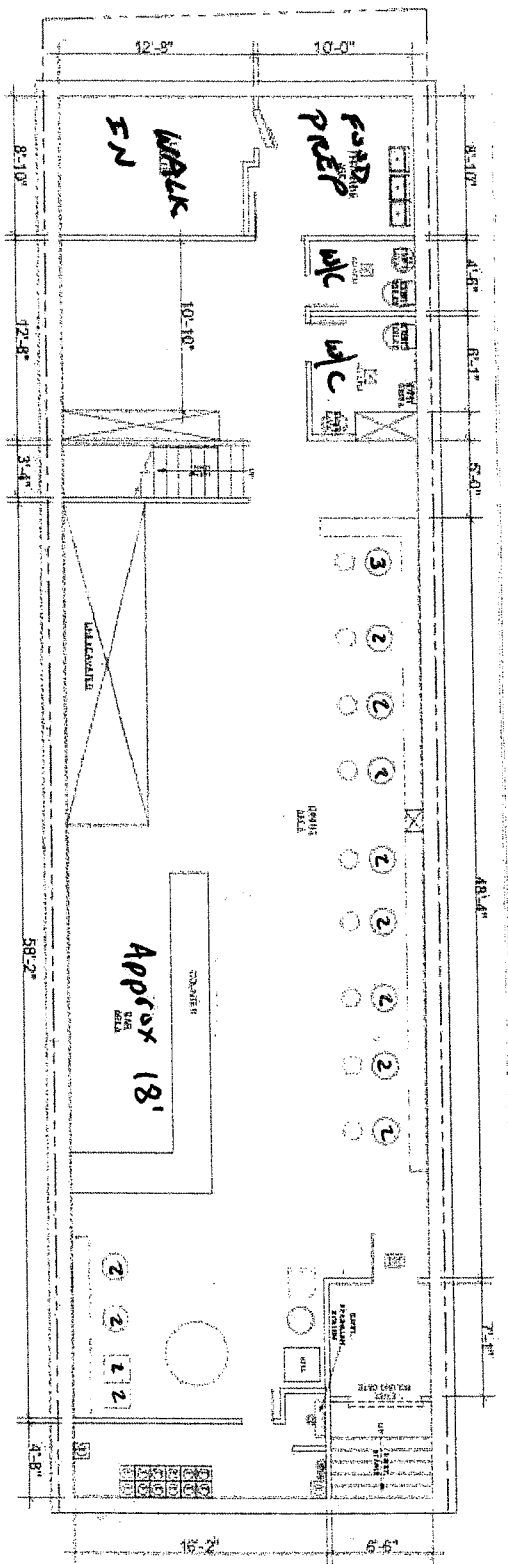
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1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

45 Mt + St
NYC NY
First floor

11 Tables
34 Seats
6 Bar stools



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

45 M.H. ST
M.C. W.
Basement

13 TABLES
27 SEATS