

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

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, Sean Hui, as a qualified representative of Tipsy Shanghai 99 Inc, located at 104 2nd Avenue, New York, NY agree to the following stipulations:

- I will operate a full-service restaurant, specifically a (type of restaurant) Asian restaurant
 Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:
 Mon 10am-12am; Tue 10am-12am; Wed 10am-12am;
 Thu 10am-12am; Fri 10am-12am; Sat 10am-12am; Sun 10am-12am.

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

- I will not use outdoors commercially.
- I may apply for sidewalk and/or roadbed dining as allowed 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.
- 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 and after one year of operation.
- 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: Sean Hui Phone Number: 6462554897

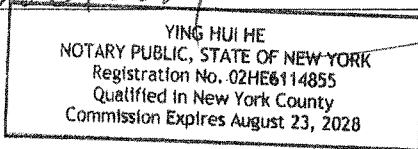
17. I will: _____

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

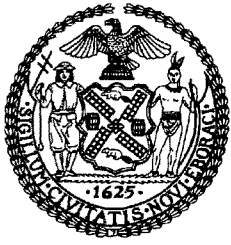
Signed Sean Hui

Dated 11/4/2024

Sworn to this 4th day of Nov, 2024



Notary Public



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3

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Phone (212) 533-5300
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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: 11-7-2024

APPLICANT

- 1. Name of applicant and principle(s): Topsy Shanghai 99 Inc.
2. Premise address: 104 2nd Avenue, New York, NY 10003
3. Cross streets: East 6th Street
4. Trade name (DBA): Topsy Shanghai
5. Check which you are applying to: [X] New liquor license [] Alteration of an existing license [] Sale of assets
6. If alteration, describe nature of alteration:
7. Is location currently licensed? [] Yes [X] No
8. Type of license:
9. Previous or current use of the location: previous use as a Restaurant
10. Corporation and trade name of current location: N/A
11. Type of building and number of floors: Mixed commercial and residential, 8 floors
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? [X] Yes [] No 12a. What is the permitted occupancy indoors and outdoors?
13. Do you plan to apply for Public Assembly permit? [] Yes [X] 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): Mixed commercial and residential
15. How many licensed establishments are within 1 block? 7
16. How many On-Premise (OP) liquor licenses are within 500 feet? 41
17. Is premise within 200 feet of any school or place of worship? [X] Yes [] No

PROPOSED METHOD OF OPERATION

- 18. Describe your method of operation: I will supervise the business on daily basis.
19. Will any other business besides food or alcohol service be conducted at premise? [] Yes [X] 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): 7 days a week 11am to 12pm
22. Total number of table: 18 23. Total number of seats: 36
24. How many stand-up bars / bar seats are located on the premise? 0

(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): 4'length x3' width; " L" shape; rear corner of the premise
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? 11am to 12pm
28. What type of food is available for sale? Chinese/Shanghai cuisine
29. Will a manager or principal always be on site? Yes No If yes, which? principal
30. How many employees will there be? 5
31. Do you have or plan to install? French doors accordion doors windows
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: _____
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? _____
have a staff guide people to wait in line
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? _____
Staff will remind customers not to make noise and we close the door during the operation hours. the premises has no windows
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): Tipsy Shanghai
45. Address: 228 Thompson st, NY, NY and 594 3rd Ave, NY, NY 45a. Community Board #2 and #6
46. Dates of operation: year of 2018 and year of 2021
47. Has any principal had work experience similar to the proposed business? Yes No If yes, explanation of experience or resume.
48. Does any principal have other business in the area? Yes No If yes, give trade name and describe type of business: _____
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

TIPSY SHANGHAI 99 INC DBA TIPSY SHANGHAI
PHONE 646-255-4897 Sean Hui

Company/DBA Name and Contact Number for Questions

**plans to open a
RESTAURANT**

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

104 2nd AVE, NEW YORK, NY

Building Number and Street Name (Address)

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

Beer & Wine or Beer

SEAN HUI tipsyshanghai@gmail.com

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

TIPSY SHANGHAI 99 INC DBA TIPSY SHANGHAI

PHONE 646-255-4897 Sean Hui

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)

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)

104 2nd ave, NY,NY

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 - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

TIPSY SHANGHAI 99 INC DBA TIPSY SHANGHAI
PHONE 646-255-4897 Sean Hui

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

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

104 2nd Ave NY NY

address

dirección

Seeking a license to serve

**En búsqueda de una
licencia para servir:**

Beer and 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.**

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