

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, Heng Cheong Chan, as a qualified representative of Cha Kee Inc, located at 43 Mott 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 8:00 am - 12:00 am; Tue 8:00 am - 12:00 am; Wed 8:00 am - 12:00 am;  
 Thu 8:00 am - 12:00 am; Fri 8:00 am - 12:00 am; Sat 8:00 am - 12:00 am; Sun 8:00 am - 12:00 am.

(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: Heng Cheong Chan Phone Number: \_\_\_\_\_

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

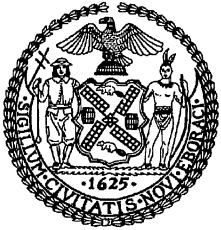
I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed Heng Cheong Chan

Dated October 21, 2024

Sworn to this 21st day of October 2024

Notary Public  
 FRANK W. PABLO  
 Notary Public, State of New York  
 No. 20240000000000000000  
 Qualified in Kings County  
 Commission Expires 12/31/2027



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Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: \_\_\_\_\_

APPLICANT

- 1. Name of applicant and principle(s): Cha Kee Inc; Heng Cheong Chan; Jie Yu Wu
2. Premise address: 43 Mott Street, New York, New York
3. Cross streets: Between Bayard Street and Pell Street
4. Trade name (DBA): Cha Kee
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: Restaurant
10. Corporation and trade name of current location: n/a
11. Type of building and number of floors: 6 story mixed use
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? Pending - 68 persons
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): C 6-1
15. How many licensed establishments are within 1 block?
16. How many On-Premise (OP) liquor licenses are within 500 feet?
17. Is premise within 200 feet of any school or place of worship? [ ] Yes [X] 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 [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: 8:00 am - 12:00 am; 7 days per week
22. Total number of table: 23. Total number of seats:
24. How many stand-up bars / bar seats are located on the premise?
(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 of operation
28. What type of food is available for sale? \_\_\_\_\_
29. Will a manager or principal always be on site?  Yes  No If yes, which? Either; Both
30. How many employees will there be? 7 - 10
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: Small speakers; computer generated
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? \_\_\_\_\_  
1 employee will be designated to ensure that neither vehicular or pedestrian traffic pose any issue for our neighbors
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? \_\_\_\_\_  
The interior volume will be kept to ambient background level; the exterior of these premises will be monitored by one employee to ensure that the sidewalk fronting
42. Do you have sound proofing installed?  Yes  No these premises and the street do not become noisy or congested
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): Tea Bistro Inc
45. Address: 45 Mott Street 45a. Community Board 3
46. Dates of operation: 2010 - Present
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. 2022 - unauthorized use of trade name; failure to file a supplemental statement

### **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.