



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, Jianfa Chen, as a qualified representative of Twilight Lounge Corp,
 located at 110 1st Avenue, New York, NY agree to the following stipulations:

specifically a (type of restaurant) Asian Cuisine

- I will operate a full-service restaurant, specifically a (type of restaurant) Asian Cuisine.
 Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:
 Mon 11am - 10pm; Tue 11am - 10pm; Wed 11am - 10pm;
 Thu 11am - 10pm; Fri 11am - 10pm; Sat 11am - 10pm; Sun 11am - 10pm.

(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 2pm - 6pm - **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: Jianfa Chen Phone Number: 347-285-9872
17. I will: _____

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

Signed

Sworn to this 27th day of JANUARY 2025

Dated

1/27/25

GANESH JUNIOR RAM

Notary Public - State of New York

No. 01RA6418262

Qualified in Queens County

My Commission Expires 08/07/2025

Notary Public



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Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: 01/24/2025

APPLICANT

1. Name of applicant and principle(s): TWILIGHT LOUNGE CORP - JIANFA CHEN
2. Premise address: 110 FIRST AVENUE, NEW YORK, NY 10009
3. Cross streets: EAST 6TH STREET & EAST 7TH STREET
4. Trade name (DBA): TWILIGHT LOUNGE
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: N/A
7. Is location currently licensed? Yes No
8. Type of license: RESTAURANT WINE
9. Previous or current use of the location: RESTAURANT
10. Corporation and trade name of current location: BONADA LLC - LICENSE IS INACTIVE
11. Type of building and number of floors: MIXED USE - 4 FLOORS
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? 74
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? 26
16. How many On-Premise (OP) liquor licenses are within 500 feet? 25
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 OFFERING ASIAN CUISINE AND WINE, BEER & CIDER
19. Will any other business besides food or alcohol service be conducted at premise? Yes No
20. If yes, please describe what type: N/A
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): 11 AM - 10 PM 7 DAYS A WEEK
22. Total number of table: 8 23. Total number of seats: 32
24. How many stand-up bars / bar seats are located on the premise? 1
 (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): 55" x 106" - L Shaped - Ground Floor
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? ALL OPERATING HOURS - 11 AM - 10 PM - 7 DAYS A WEEK
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? PRINCIPAL WILL MANAGE
30. How many employees will there be? 14
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: RECORDED MUSIC
35. What will be the music volume? Background (quiet) Entertainment level
36. Please describe your sound system: 2 to 3 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? 0
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? _____
Utilizing reservation systems; Arranging staffs to maintain traffic
40. Will there be security personnel? Yes No 40a. If Yes, how many and when? N/A
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? _____
Limiting speakers volume; Advising customers to keep noise if necessary
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.
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

TWILIGHT LOUNGE CORP - 347-285-9872

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

110 FIRST AVE, NEW YORK, NY 10009

Building Number and Street Name (Address)

This establishment is seeking a license to serve

BEER, WINE & CIDER

Beer & Wine or Beer

347-285-9872

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

TWILIGHT LOUNGE CORP - 347-285-9872

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)

110 FIRST AVE, NEW YORK, NY 10009

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 & CIDER

(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)

347-285-9872

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

TWILIGHT LOUNGE CORP - 347-285-9872

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

address

110 FIRST AVE, NEW YORK, NY 10009

dirección

Seeking a license to serve

En búsqueda de una
licencia para servir:

BEER, WINE & CIDER

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

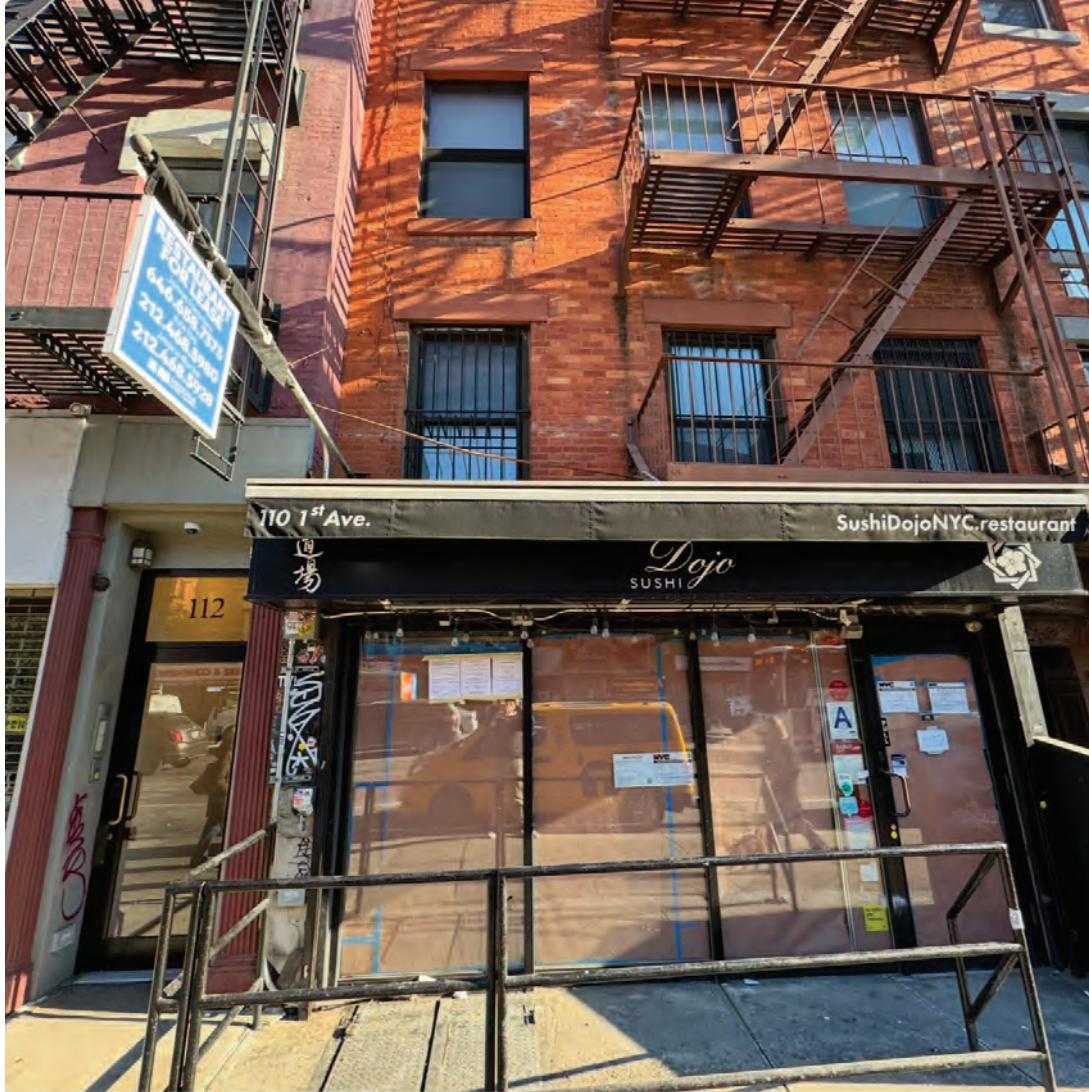
At COMMUNITY BOARD 3
SLA & DCA Licensing
Committee Meeting

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

347-285-9872

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

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Add a Caption

Monday • Jan 27, 2025 • 2:33 PM

[Adjust](#)

 IMG_7016

Apple iPhone 15 Pro Max

HEIF



Ultra Wide Camera — 13 mm $f2.2$

12 MP • 4032 × 3024 • 2.3 MB

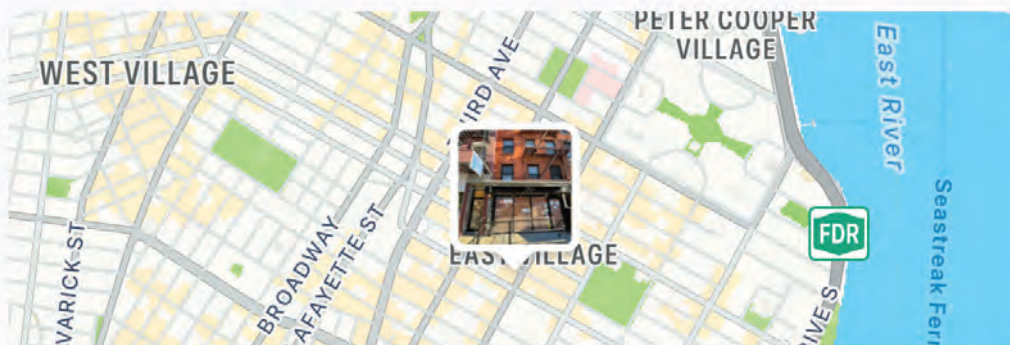
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Add a Caption

Monday • Jan 27, 2025 • 2:34 PM

Adjust

IMG_7017

Apple iPhone 15 Pro Max

HEIF



Ultra Wide Camera — 13 mm f2.2

12 MP • 3024 × 4032 • 2.3 MB

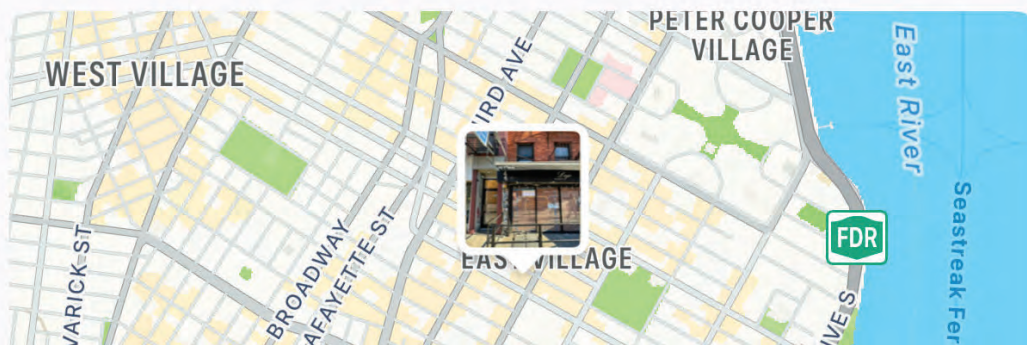
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Add a Caption

Monday • Jan 27, 2025 • 2:34 PM

[Adjust](#)

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Ultra Wide Camera — 13 mm $f2.2$

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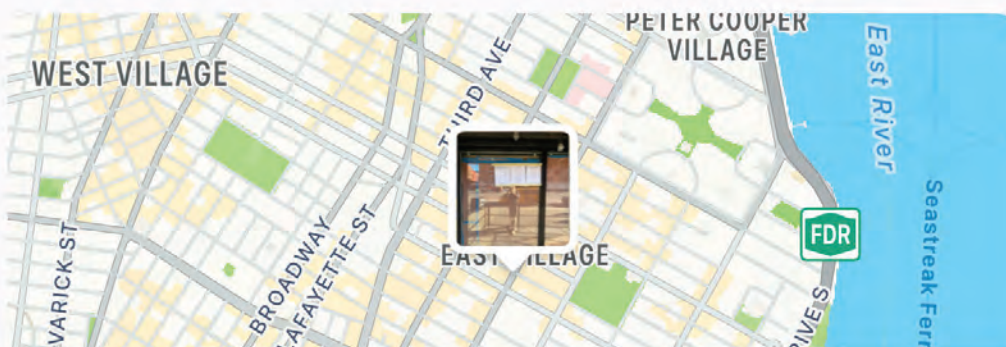
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