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## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE  
NEW YORK, NY 10012-1899

[www.cb2manhattan.org](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

### **COMMUNITY BOARD 2 APPLICATION FOR A LIQUOR LICENSE**

Please fill out this questionnaire and return to the Community Board 2 office by fax or mail to arrive at least **5 business days** before the Committee meeting. In addition, bring **10 copies** plus supporting material requested to the SLA committee meeting.

**Failure to complete and return the questionnaire and supporting materials on time will result in your item being removed from the agenda.**

**Failure to provide a completed questionnaire or failure to present before CB2 will result in notifying the State Liquor Authority (SLA) of your noncompliance with the community review process.**

If you need to reschedule, please notify the Community Board 2 office no later than the Friday prior to the following month's meeting. Speak to Florence Arenas at the Board Office. **A maximum of 1 layover request** will be granted per application. **Failure to reappear without notification will result in a recommendation to deny this application.**

The following supporting materials are **required** for this application:

1. A list of all other licensed premises within 500 ft. of this location including Beer and Wine.
2. Floor plans of the premise, including all tables and chairs and kitchen lay out to be licensed. Please also include any schematics for sidewalk café, backyard garden space and/or rooftop areas if applicable.
3. Provide any plans filed or to be filed with the Buildings Department.
4. Proposed menu, if applicable.
5. Certificate of Occupancy or Letter of No Objection for the premises.
6. Letter of Understanding or Letter of Intent from the Landlord.
7. Provide proof of community outreach with signatures or letters from Residential Tenants at location and from surrounding buildings. (i.e. a letter from the neighborhood block association or petition in support.)
8. A copy of your NYS Liquor Authority application as it will be submitted to the SLA. (excluding financial information)

Meeting Date: 11/03/2022

**APPLICANT INFORMATION:**

Name of applicant(s): Baotea Mulberry Inc

Trade name (DBA): NO DBA NAME

Premises address: 122 Mulberry Street, New York, NY 10013

Cross Streets and other addresses used for building/premise:  
Hester Street & Canal Street

**CONTACT INFORMATION:**

Principal(s) Name(s): LING ZHI LIU

Office or Home Address: [REDACTED]

City, State, Zip: NEW YORK NY 10002

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact:  
[REDACTED]

Landlord's Telephone and Fax: [REDACTED]

**NAMES OF ALL PRINCIPAL(s):**      **NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD**

LING ZHI LIU                                      N/A

\_\_\_\_\_

\_\_\_\_\_

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

We are a small restaurant that will focus on buns and rice wraps. We serve buns and drink on premises, and customers can pick up buns from our restaurant as well.

\_\_\_\_\_

\_\_\_\_\_

**WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR ( MARK ALL THAT APPLY):**

a new liquor license (  Restaurant \_\_\_ Tavern / On premise liquor \_\_\_ Other )

\_\_\_ an UPGRADE of an existing Liquor License

\_\_\_ an ALTERATION of an existing Liquor License

a TRANSFER of an existing Liquor License

\_\_\_ a HOTEL Liquor License

\_\_\_ a DCA CABARET License

\_\_\_ a CATERING / CABARET Liquor License

a BEER and WINE License

\_\_\_ a RENEWAL of an existing Liquor License

\_\_\_ an OFF-PREMISE License (retail)

\_\_\_ OTHER : \_\_\_\_\_

If upgrade, alteration, or transfer, please describe specific nature of changes:

(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

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If this is for a new application, please list previous use of location for the last 5 years:

The previous use of the premises also was a restaurant call "Tiny Shanghai" focus on Shanghai specialized

Chinese food.

Is any license under the ABC Law currently active at this location? \_\_\_ yes \_\_\_  no

If yes, what is the name of current / previous licensee, license # and expiration date: \_\_\_\_\_

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?

yes \_\_\_ no

If yes, please list DBA names and dates of operation:

Tiny Shanghai Inc - 122 Mulberry Street, New York, NY 10013

Dates of operation: 05/30/2019-11/17/2020

**PREMISES:**

By what right does the applicant have possession of the premises?

Own  Lease  Sub-lease  Binding Contract to acquire real property  other: \_\_\_\_\_

Type of Building:  Residential  Commercial  Mixed (Res/Com)  Other: \_\_\_\_\_

Number of floor: 4 incl. bsmt Year Built : 1940

Describe neighboring buildings:  
Business district, mix-used buildings

Zoning Designation: BD

Zoning Overlay or Special Designation (applicable) \_\_\_\_\_

Block and Lot Number: 205 / 13

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor?  yes  no

Is the premise located in a historic district?  yes  no

(if yes, have all exterior changes or changes governed by the Landmarks Preservation Commission (LPC) been approved by the LPC?  yes  no, please explain : \_\_\_\_\_

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space)  no  yes : explain \_\_\_\_\_

What is the proposed Occupancy? AAA Smoke Store Inc

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

no  yes

If yes, what is the maximum occupancy for the premises? 75

If yes, what is the use group for the premises? 6

If yes, is proposed occupancy permitted?  yes  no, explain : \_\_\_\_\_

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit?  yes  no

Do you plan to file for changes to the Certificate of Occupancy?  yes  no  
(if yes, please provide copy of application to the NYC DOB)

Will the façade or signage be changed from what currently exist at the premise?  no  yes

(if yes, please describe: \_\_\_\_\_

## INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 1000 SQF

If more than one floor, please specify square footage by floors: 500 sqf for 1st floor & basement each

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?

N/A

If more than one floor, what is the access between floors? Indoor Stairs

How many entrances are there? 1 How many exits? 1 How many bathrooms? 1

Is there access to other parts of the building?  no  yes, explain: \_\_\_\_\_

## OVERALL SEATING INFORMATION:

Total number of tables? 5 Total table seats? 20

Total number of bars? 0 Total bar seats? 0

Total number of "other" seats? 6 please explain: Counter seat

Total OVERALL number of seats in Premises: 26

## BARS:

How many \*stand-up bars / bar seats are being applied for on the premises? Bars 0 Seats 0

How many service bars are being applied for on the premises? 2

Any food counters?  no  yes, describe: \_\_\_\_\_

### ***For Alterations and Upgrades:***

Please describe all current and existing bars / bar seats and specific changes: N/A

\* A stand-up bar is any bar or counter (whether seating or not) over which a member of the public can order, pay for and receive food and alcoholic beverages.

## PROPOSED METHOD OF OPERATION:

What type of establishment will this be? (check all that apply)

Bar  Bar & Food  Restaurant  Club/ Cabaret  Hotel  Other: \_\_\_\_\_

What are the Hours of Operation?

Sunday:      Monday:      Tuesday:      Wednesday:      Thursday:      Friday:      Saturday:  
11am to 9pm   11am to 9pm   11am to 9pm   11am to 9pm   11am to 9pm   11am to 9pm   11am to 9pm

Will the business employ a manager?  no    \_\_\_ yes, name / experience if known : \_\_\_\_\_

Will there be security personnel?  no    \_\_\_ yes( if yes, what nights and how many?) \_\_\_\_\_

Do you have or plan to install French doors, accordion doors or windows that open?  no    \_\_\_ yes

If yes, please describe : \_\_\_\_\_

Will you have TV's ?  no    \_\_\_ yes ( how many? ) \_\_\_\_\_

**Type of MUSIC / ENTERTAINMENT:** \_\_\_ Live Music    \_\_\_ Live DJ    \_\_\_ Juke Box    \_\_\_ Ipod / CDs    \_\_\_ none

Expected Volume level:  Background (quiet)    \_\_\_ Entertainment level    \_\_\_ Amplified Music  
(check all that apply)

Do you have or plan to install soundproofing?  no    \_\_\_ yes

IF YES, will you be using a professional sound engineer? \_\_\_\_\_

Please describe your sound system and sound proofing: \_\_\_\_\_

Will you be permitting: \_\_\_ promoted events    \_\_\_ scheduled performances    \_\_\_ outside promoters

\_\_\_ any events at which a cover fee is charged?    \_\_\_ private parties

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment?  no    \_\_\_ yes ( if yes, please attach plans)

Will you be utilizing \_\_\_ ropes    \_\_\_ movable barriers    \_\_\_ other outside equipment (describe) \_\_\_\_\_

Are your premises within 200 feet of any school, church or place of worship?  no    \_\_\_ yes

***If there is a school, church or place of worship within 200 feet of your premises or on the same block, please submit a block plot diagram or area map showing its' location in proximity to your applicant premises ( no larger than 8 ½ " x 11").***

Indicate the distance in feet from the proposed premise:

Name of School / Church: \_\_\_\_\_

Address: \_\_\_\_\_ Distance: \_\_\_\_\_

Name of School / Church: \_\_\_\_\_

Address: \_\_\_\_\_ Distance: \_\_\_\_\_

Name of School / Church: \_\_\_\_\_

Address: \_\_\_\_\_ Distance: \_\_\_\_\_

Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: BECKY LIN Phone: ██████████

Address: 122-124 MULBERRY STREET, NEW YORK, NY 10013

Email : ██████████

Application submitted on  
behalf of the applicant by:

*Becky Lin*

\_\_\_\_\_  
Signature

Print or Type Name BECKY LIN

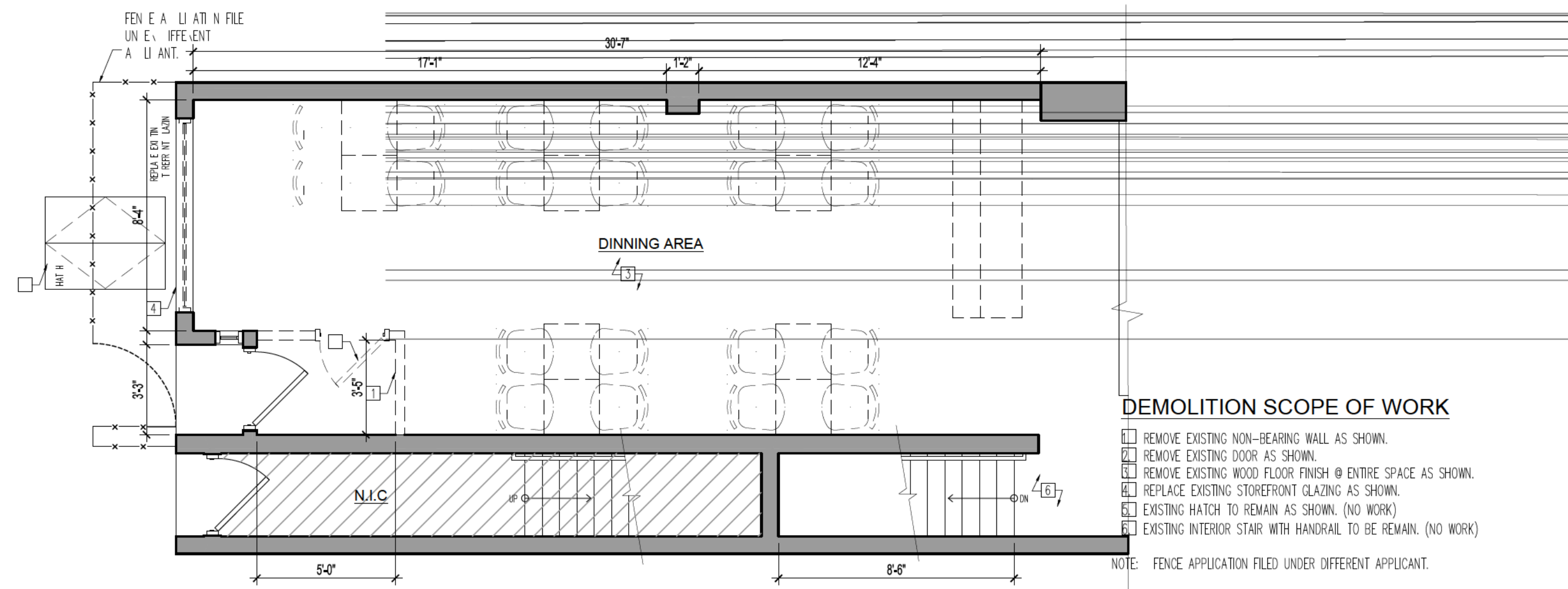
Title REPRESENTATIVE

Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.

*Carter Booth*

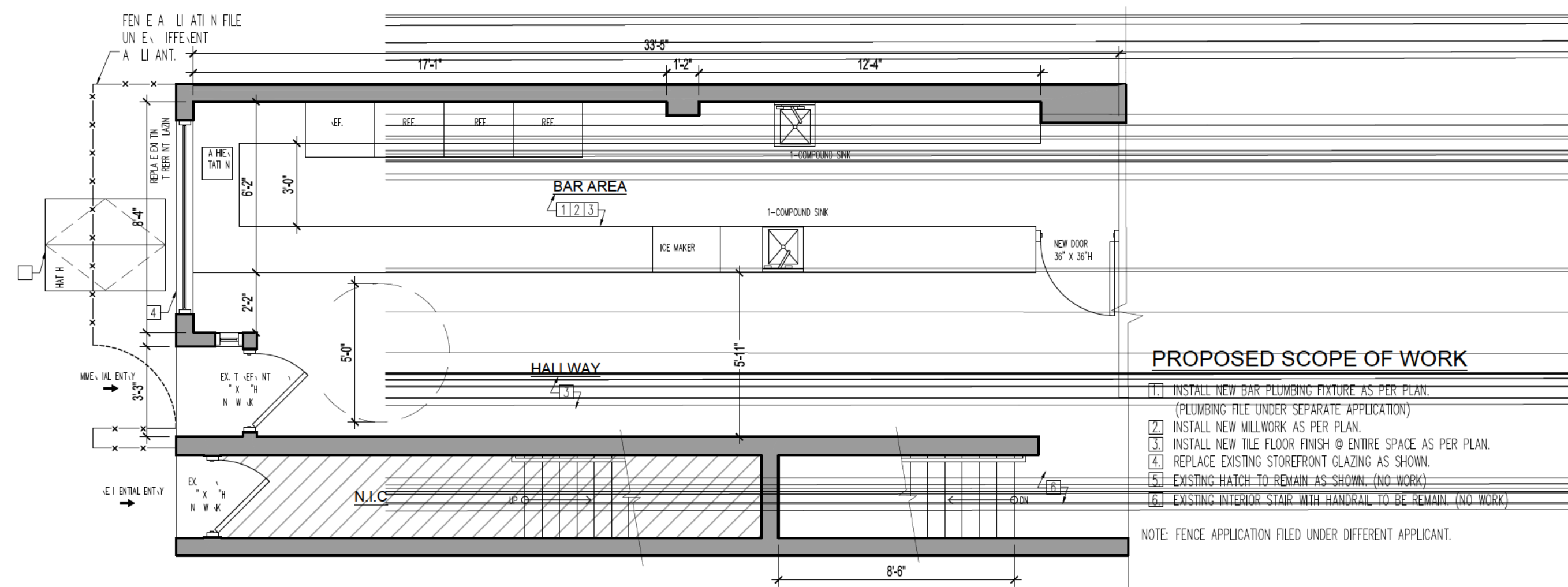
*Robert Ely*

Community Board 2, Manhattan  
SLA Licensing Committee  
Carter Booth, Co-Chair  
Robert Ely, Co-Chair



PARTIAL 1ST FLOOR DEMOLITION PLAN

A/E: 1/4" = 1'-0"



PARTIAL 1ST FLOOR PROPOSED PLAN

A/E: 1/4" = 1'-0"

DEMOLITION SCOPE OF WORK

- 1. REMOVE EXISTING NON-BEARING WALL AS SHOWN.
- 2. REMOVE EXISTING DOOR AS SHOWN.
- 3. REMOVE EXISTING WOOD FLOOR FINISH @ ENTIRE SPACE AS SHOWN.
- 4. REPLACE EXISTING STOREFRONT GLAZING AS SHOWN.
- 5. EXISTING HATCH TO REMAIN AS SHOWN. (NO WORK)
- 6. EXISTING INTERIOR STAIR WITH HANDRAIL TO BE REMAIN. (NO WORK)

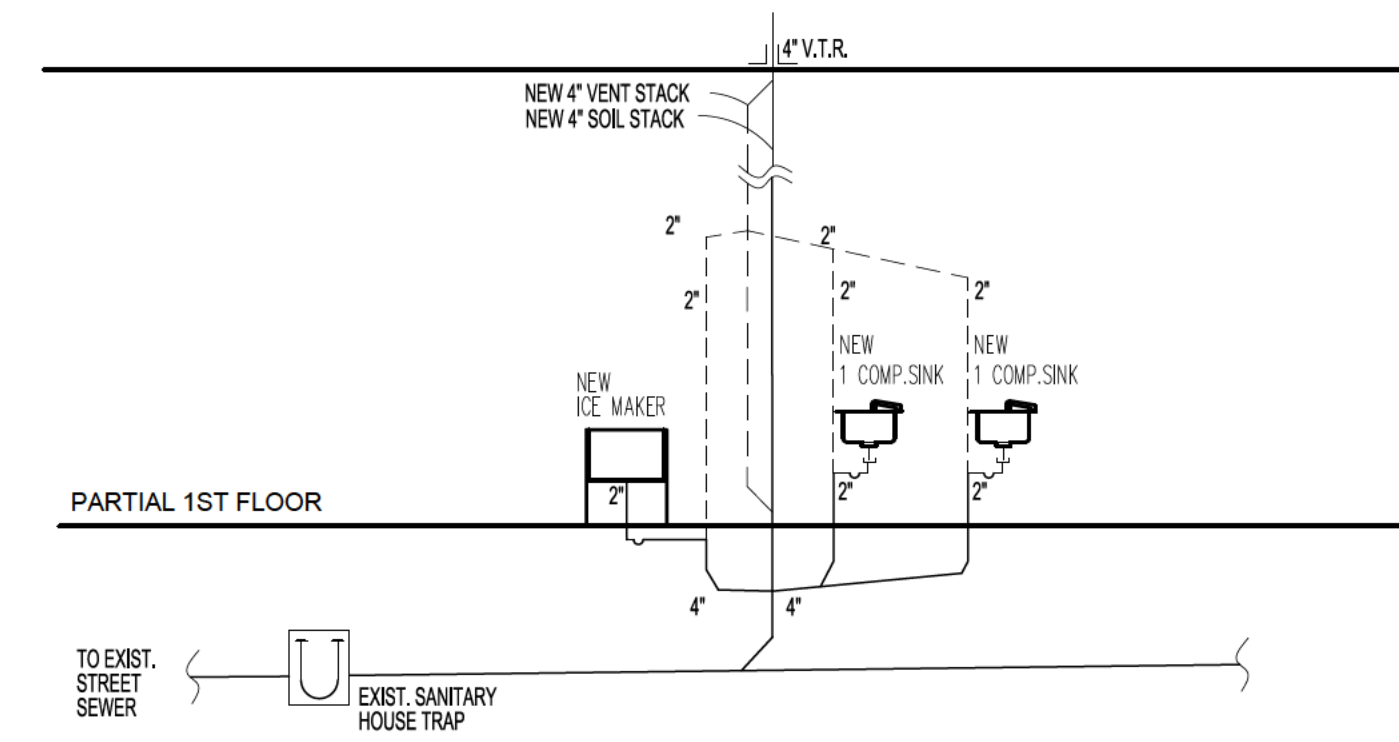
NOTE: FENCE APPLICATION FILED UNDER DIFFERENT APPLICANT.

PROPOSED SCOPE OF WORK

- 1. INSTALL NEW BAR PLUMBING FIXTURE AS PER PLAN. (PLUMBING FILE UNDER SEPARATE APPLICATION)
- 2. INSTALL NEW MILLWORK AS PER PLAN.
- 3. INSTALL NEW TILE FLOOR FINISH @ ENTIRE SPACE AS PER PLAN.
- 4. REPLACE EXISTING STOREFRONT GLAZING AS SHOWN.
- 5. EXISTING HATCH TO REMAIN AS SHOWN. (NO WORK)
- 6. EXISTING INTERIOR STAIR WITH HANDRAIL TO BE REPAIR. (NO WORK)

NOTE: FENCE APPLICATION FILED UNDER DIFFERENT APPLICANT.

PLUMBING RISER DIAGRAM



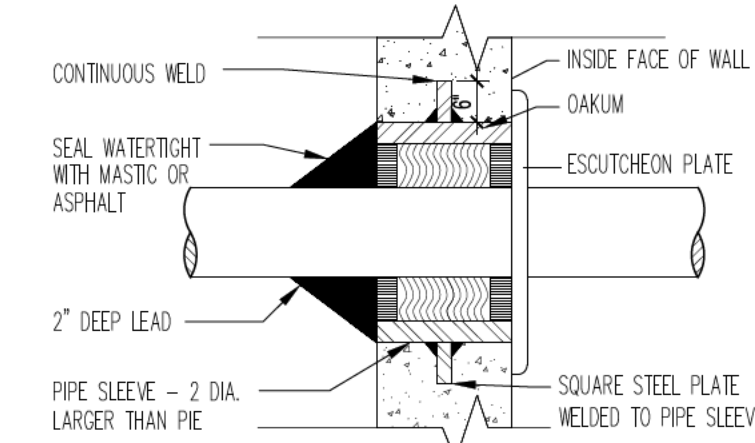
PLUMBING RISER DIAGRAM

SCALE: N.T.S.

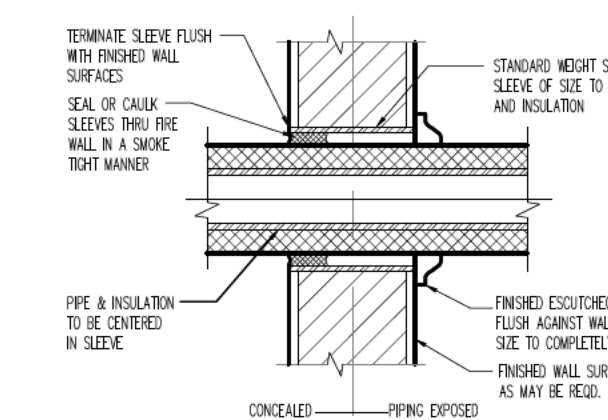
FIXTURE CONNECTION SCHEDULE

	TYPE OF FIXTURE	DRAIN (MIN.)	VENT (MIN.)	C.W. (MIN.)	H.W.
SINK	1 COMP. SINK	2	2	1/2	1/2
ICE MAKER	ICE MAKER	2	2	1/2	-

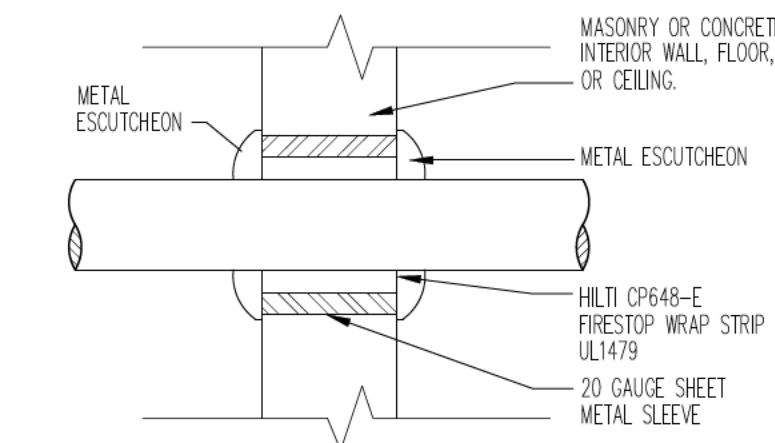
DETAIL



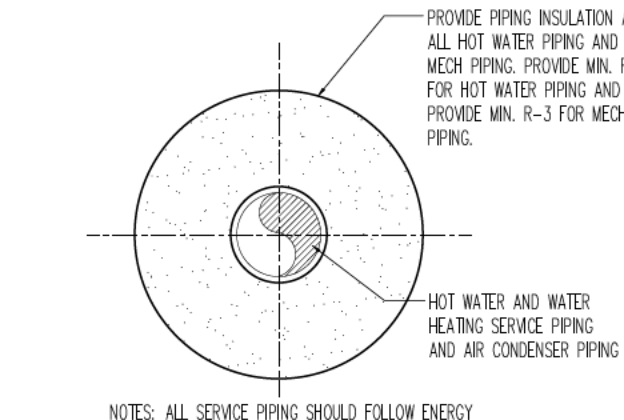
PIPE SLEEVE THROUGH WALLS  
SCALE: N.T.S.



PIPE SLEEVE THROUGH WALLS  
SCALE: 1/2" = 1'-0"



PIPE PENETRATION IN INTERIOR WALL / FLOOR / CEILING  
SCALE: N.T.S.



PIPE INSULATION DETAIL  
SCALE: 6" = 1'-0"

NOTES

GENERAL DEMOLITION NOTES:

- DEMOLITION WORK SHALL COMPLY WITH ANSI A 10.6 SAFETY REQUIREMENTS FOR DEMOLITION.
- THE CONTRACTOR SHALL VISIT THE SITE AND CAREFULLY EXAMINE THE WORK TO BE DONE SO AS TO BECOME FAMILIAR WITH THE EXIST. CONDITION AND NATURE OF THE SCOPE OF WORK. HE/SHE SHALL REPORT ANY POTENTIAL DIFFICULTIES TO THE OWNER, ARCHITECT, AND ENGINEER AS SOON AS POSSIBLE.
- THE DEMOLITION DRAWINGS MAY NOT SHOW ALL REMOVALS REQUIRED. THE CONTRACT INCLUDES ALL WORK NECESSARY TO PRODUCE THE FINAL ARRANGEMENT AS SHOWN ON THE ARCHITECTURAL DRAWING.
- PERFORM ALL CUTTING AND ROUGH PATCHING OF EXISTING WALLS PER PLANS. ALL CUTTING OF EXISTING MATERIALS SHALL BE HELD TO THE ABSOLUTE MINIMUM AS REQUIRED TO PROPERLY PERFORM THE WORK. ALL WORK SHALL BE CAREFULLY PERFORMED SO AS NOT TO DAMAGE OR ENDANGER EXISTING WORK TO REMAIN. THE GENERAL CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY AND LIABILITY FOR SAFETY AND STRUCTURAL INTEGRITY OF THE WORK TO REMAIN DURING DEMOLITION WORK.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY PROTECTION OF WORK TO REMAIN WHERE DEMOLITION, REMOVAL, AND/ OR NEW WORK IS BEING DONE.
- ALL DEMOLITION AND REMOVAL WORK SHALL BE BROUGHT TO NATURAL STOPPING POINT. ANY MATERIAL REMOVED BY MISTAKE OR IN EXCESS OF REQUIREMENTS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- WHERE EXISTING PARTITIONS OR OTHER WORK IN THE AREA IS REMOVED, ANY PROTRUSION OR DEPRESSIONS IN FLOORS, CEILINGS, AND WALLS SHALL BE PROPERLY FILLED AND LEVELED FLUSH WITH THE ADJACENT SURFACES.
- DISPOSAL: ALL MATERIALS, DEBRIS AND RUBBISH RESULTING FROM THE DEMOLITION OF THE PREMISES AS THE WORK PROGRESSES SHALL BE LEGALLY DISPOSED OF OFF THE SITE IN ACCORDANCE WITH THE BUILDING CODE, AND ALL LOCAL CODES AND STANDARDS.

REV	DATE	DESCRIPTION

122 MULBERRY STREET  
MANHATTAN, NY 10013

PROJECT NO. 22-57  
DATE: 07/12/2022  
DRAWING TITLE

DEMOLITION PLAN,  
PROPOSED PLAN,  
RISER DIAGRAM & DETAIL

CHECKED BY: JJ DRAWN BY: M.W.  
DRAWING NO.

P-002.00

DOB NOW APPLICATION NO.  
# M00XXXXX-11