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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, including the date, and return to the Community Board 2 office by email to arrive **no later than the month's due date** which can be found on CB2 Manhattan's website (<https://cbmanhattan.cityofnewyork.us/cb2/resources/sla-questionnaire/>). When meetings return to in person, please also provide an additional 5 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 scheduled 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 (including Beer and Wine) within 500 ft. of this location.
2. If the license being applied for is subject to the 500 ft. rule, please provide a copy of the public interest statement that will be submitted to the SLA.
- ✓3. Floor plans of the premise, clearly indicating the location of all entrances and exits, windows, bars, tables and chairs, patron and employee bathroom(s) and kitchen layout to be licensed. Please include seat and table counts on the plans for each area. If **outdoor seating of any kind** is included in the application please download and complete **CB2 SLA's Addendum for Outdoor Seating**. For any multi-floor, multi-room or hotel applications, please provide detailed plans for each floor and/or separate areas to be included in the licensed premises that are clearly labeled.
- ✓4. Proposed menu with general price ranges, if applicable.
- 5. Certificate of Occupancy or Letter of No Objection for the premises showing that the proposed use is permitted, including specific use of all outdoor areas within the property line.
6. If unable to show the proposed use is permitted, including for outdoor areas within the property line, please provide a detailed explanation for how the proposed use sought will be permitted and please provide any plans filed or to be filed with the Buildings Department.
7. Letter of Understanding or Letter of Intent from the Landlord.

*Lease*

8. Provide proof of community outreach to area block associations and immediately impacted residents in the building and surrounding area to notify them of your pending application and Community Board meeting information. Copies of any mailings to, and signatures or letters from Residential Tenants at location and from surrounding buildings may be submitted with home address and contact information. (i.e. a letter from the neighborhood block association or petition in support with home address and contact information.)
9. A copy of your NYS Liquor Authority application as it will be submitted to the SLA (excluding financial information).
10. If this is for a **Corporate Change**, please provide the **Current Approved Corporate Set-Up and the Proposed Corporate Set-Up** along with existing executed stipulations with CB2 if applicable.
11. If this is for any type of **Alteration Application**, please provide detailed information regarding the current situation and the proposed changes outlined as an addendum. If adding or subtracting space, please provide current and proposed diagrams.
12. If this application is for a **Change in Method of Operation**, please provide the current method of operation and the proposed changes in method of operation as an addendum.

Meeting Date: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name of applicant(s): King Jade Garden Inc.

Trade name (DBA): Lady Chow Kitchen

Premises address: 171 Hester Street, New York, NY 10013

Cross Streets and other addresses used for building/premise:  
ELIZABETH STREET, MOTT STREET

**CONTACT INFORMATION:**

Principal(s) Name(s): Aiqin Zhou

Office or Home Address: [Redacted]

City, State, Zip: \_\_\_\_\_

Telephone #: [Redacted] email : [Redacted]

Landlord Name / Contact: Chi Yui Chiu By Pass trust

Landlord's Telephone and Fax: [Redacted]

**NAMES OF ALL PRINCIPAL(s):**

Kenneth Chi Wai Chiu

**NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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:

Previous Restaurant - Canton Kitchen

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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: \_\_\_\_\_

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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:

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**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: 6 Year Built : 1900

Describe neighboring buildings: Mixed use

Zoning Designation: LI - LITTLE ITALY

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

Block and Lot Number: 238 / 38

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? \_\_\_\_\_

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? \_\_\_\_\_

If yes, what is the use group for the premises? \_\_\_\_\_

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  
Changed already

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

**INTERIOR OF PREMISES:**

What is the total licensed square footage of the premises? 1600 sq. ft

If more than one floor, please specify square footage by floors: ground floor & basement

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

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

How many entrances are there? 1 How many exits? 2 How many bathrooms ? 1

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

**OVERALL SEATING INFORMATION:**

Total number of tables? 11 Total table seats? 53

Total number of bars? 1 Total bar seats? 0

Total number of "other" seats? \_\_\_\_\_ please explain : \_\_\_\_\_

Total OVERALL number of seats in Premises : 53

**BARS:**

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

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

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

**For Alterations and Upgrades:**

Please describe all current and existing bars / bar seats and specific changes: \_\_\_\_\_

\* 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 XRestaurant Club/ Cabaret Hotel Other: \_\_\_\_\_

What are the Hours of Operation?

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

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) \_\_\_  
No

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 1/2 " x 11").**

Indicate the distance in feet from the proposed premise:

Name of School / Church: Overseas Chinese Mission

Address: Entrance, Elizabeth Street, 154 Hester St, New York, NY 10013 Distance: 150.85 ft. according to the SLA measures

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

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

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

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

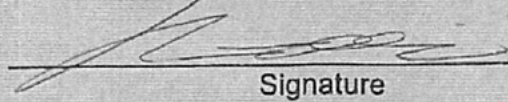
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Aiqin Zhou Phone: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

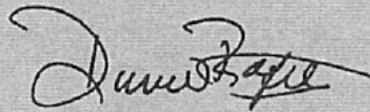
Application submitted on behalf of the applicant by:

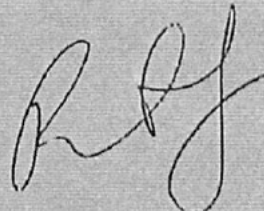
  
Signature

Print or Type Name AIQIN ZHOU

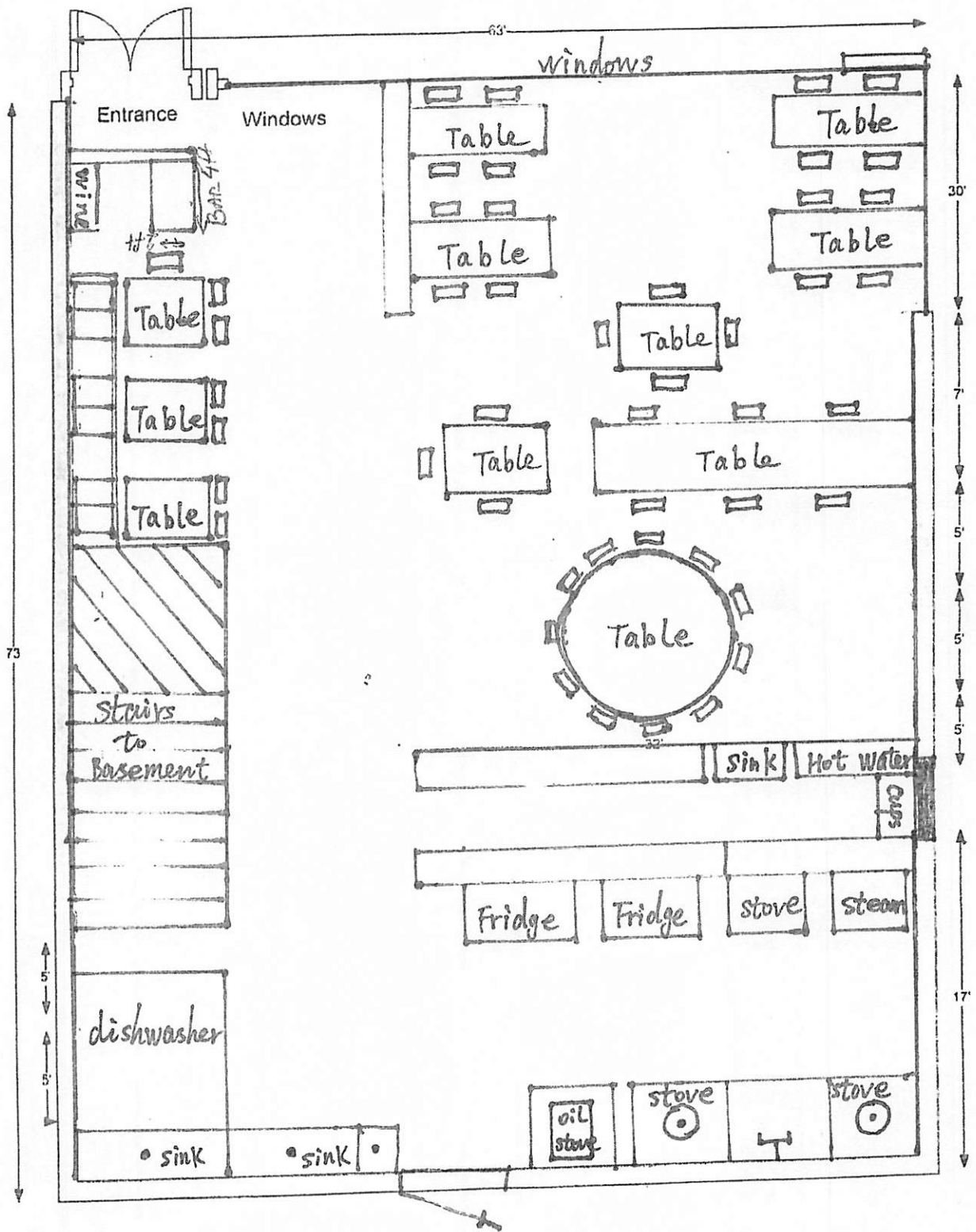
Title Owner

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.

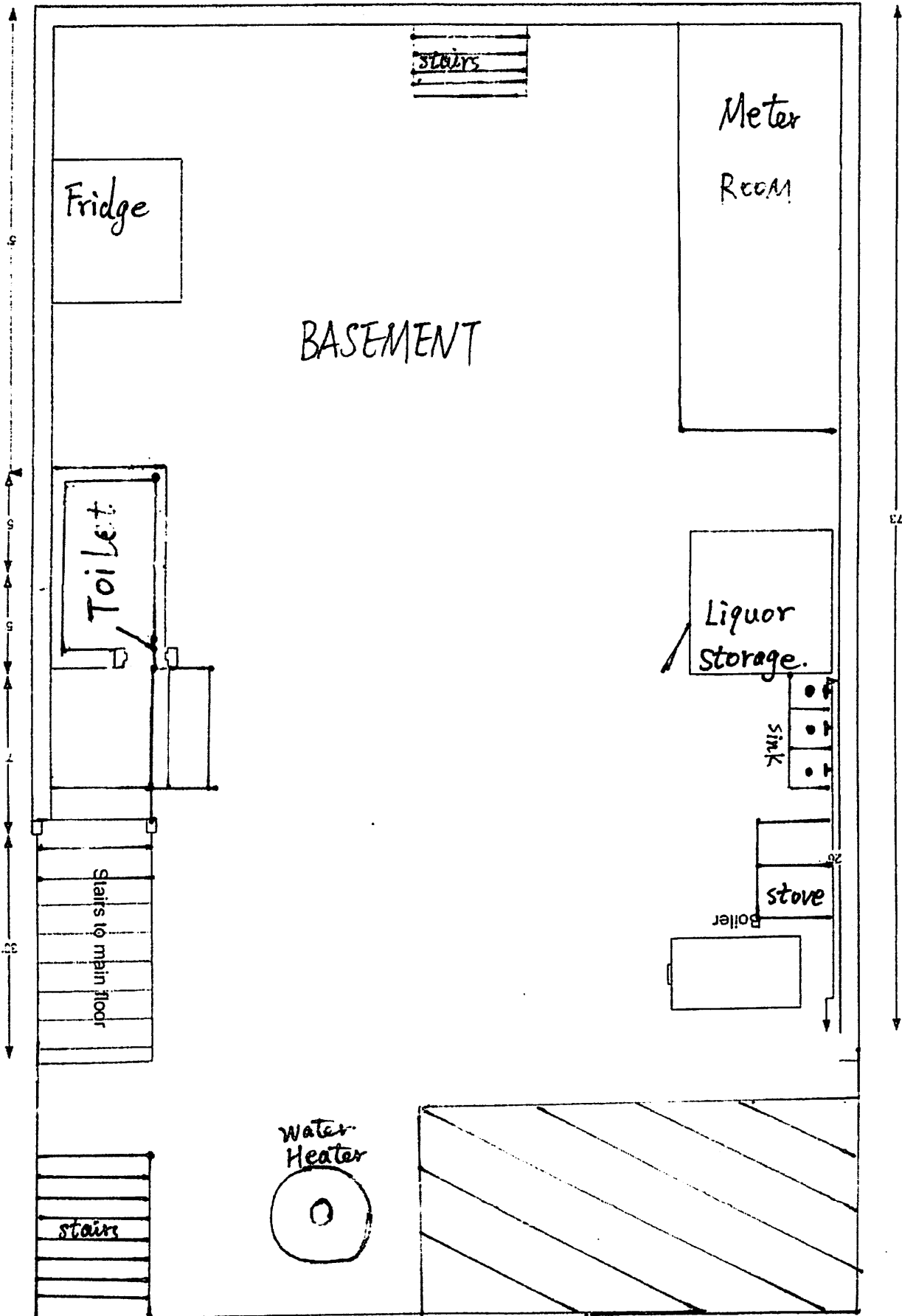




Community Board 2,  
Manhattan SLA Licensing Committee  
Donna Raftery, Co-Chair  
Robert Ely, Co-Chair



# BASEMENT



Italian Restaurant

Hester Street

Gift store

Mott street

Mott street

Grocery store
Frozen Food
Travel Agency
store
office space

Hester Street

88 optical shop
Iones tea
"proposed Premises"
<del>Hair Salon</del>
pharmacy

Elizabeth Street

Elizabeth Street

Coffee
Chinese Restaurant

Hester Street

HONG KONG Supermarket

# Lady Chow Kitchen

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## *Our Food Menu*

English



< APPETIZERS   CASSEROLE   CHICKEN   CHINESE PANCAKE   CHOW FUN / MEI FUN   >

Fried Crispy Carp Fillet \$5.95

Fried Steamed Buns wCondensed Milk (6) \$4.95

Fried Squid Rings \$5.95

Truffle Cheese Fries \$4.95

Pumpkin Bars wSaled Egg Yolks \$6.99



<b>Fried Sticky Rice Wrapped wLotus Leaf</b>	<b>\$5.99</b>
<b>Steamed Shrimp Dumplings (4)</b>	<b>\$6.50</b>
<b>Pan Fried Dumplings (4)</b>	<b>\$6.50</b>
<b>Shiu Mai (4) (Shrimp or Pork or Chicken)</b>	<b>\$6.50</b>
<b>Vegetable Dumplings (4)</b>	<b>\$6.95</b>
<b>Pork Soup Dumplings (6)</b>	<b>\$9.50</b>
<b>Spring Rolls (4)</b>	<b>\$6.50</b>

**DongJiang Salt-Baked Shredded Chicken (Half) \$12.95**

**Vegetarian Duck \$9.50**

**Peking Duck \$42.00**

**Five Spicy Duck (Half) \$21.00**

**Fried Soft Shell Crab(one) \$6.00**

**Fried Pork Intestine \$12.00**

**Roast Pork \$12.00**

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## *Our Food Menu*

English 

< APPETIZERS CASSEROLE CHICKEN CHINESE PANCAKE CHOW FUN / MEI FUN >

Seafood w Bean Curd Casserole \$19.00

Beef Stew w Curry Sauce Casserole \$19.00

Beef Stew w Bean Curd Stick Casserole \$19.00

Oxtail w Radish Casserole \$22.95

Salted Fish & Diced Chicken w Eggplant Casserole \$19.00

<b>Fish Fillet w Tofu Casserole</b>	<b>\$17.00</b>
<b>Fish Fillet w Bean Curd Stick Casserole</b>	<b>\$17.00</b>
<b>Lamb w Bean Curd Stick Casserole</b>	<b>\$29.00</b>
<b>Pork w Preserved Vegetable Casserole</b>	<b>\$18.95</b>
<b>Satay Beef w Vermicelli Casserole</b>	<b>\$17.00</b>
<b>Crab Meat or Shrimp &amp; Zucchini Vermicelli Clay Pot</b>	<b>\$15.95</b>
<b>Hot &amp; Spicy Fish Casserole</b>	<b>\$28.00</b>

**Hot & Spicy Beef Casserole**

**\$33.00**

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## **CONTACT US**

Address: 171 Hester St, New York,  
NY 10013

Phone: +1 212-343-9496 (tel:212-343-9496)

## **OPEN HOURS**

Monday - Sunday . . . . . 8:30AM - 9:00PM

## **GALLERY**

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## *Our Food Menu*

English



< APPETIZERS CASSEROLE CHICKEN CHINESE PANCAKE CHOW FUN / MEI FUN >

Steamed Chicken w Enoki Mushroom

\$18.00

General Tso's Chicken

\$15.00

Sesame Chicken

\$15.00

Chicken wBroccoli

\$15.00

Sliced Chicken wGreen Beans

\$16.00

**Diced Chicken wHot Peppers & Peanuts**

**\$16.00**

**Diced Chicken wCashew Nuts**

**\$18.00**

**Sliced Chicken wChinese Broccoli**

**\$16.00**

**Mu Shu Chicken**

**\$16.00**

**Deep Fried Chicken**

**\$16.00**

**Crispy Chicken wGarlic**

**\$16.00**

**Fried Chinese Chicken Stuffed wShrimp Paste**

**\$52.00**

Chicken wSpecial Ginger \$19.00

Chicken wSpecial Ginger \$38.00

Whole Sticky Rice Chicken(pre-book) \$48.00

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## *Our Food Menu*

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< APPETIZERS CASSEROLE CHICKEN CHINESE PANCAKE CHOW FUN / MEI FUN >

**Peanut and Sesame Sweet Pancake**

**\$6.50**

**Golden Monthong Durian Sweet Pancake**

**\$6.95**

**Mushroom, Meat Cubes & Sha Gor Pancake**

**\$6.75**

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## *Our Food Menu*

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< APPETIZERS CASSEROLE CHICKEN CHINESE PANCAKE CHOW FUN / MEI FUN >

Seafood Pan Fried Noodles **\$16.95**

Tai Peng Chow Mei Fun **\$14.95**

Singapore Style Chow Mei Fun **\$13.00**

Beef Pan Fried Rice Noodle **\$12.95**

Amoy Style Chow Mei Fun **\$13.00**

**Chicken Lo Mein** **\$12.50**

**Beef Lo Mein** **\$13.50**

**Pork Lo Mein** **\$12.50**

**Shrimp Lo Mein** **\$13.50**

**Seafood Lo Mein** **\$16.95**

**Vegetable Lo Mein** **\$12.00**

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Black Coffee \$1.50

Osmanthus Ginger Honey Milk Tea \$2.75

Grapefruit Milk Tea \$2.75

Hong Kong Style Milk Tea \$2.95

Coffee w Tea Hong Kong Style \$2.95

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**Fish Ball w Curry Sauce Steamed Chen Cun Fun**

**\$7.95**

**Pork Chop w Black Pepper Sauce Steamed Chen Cun Fu**

**\$9.95**

**Beef Stew w Curry Sauce Steamed Chen Cun Fun**

**\$11.95**

**Shiso Chili Clam Chen Cun Fun**

**\$10.95**

**Seasonal Vegetables Chen Cun Fun**

**\$8.95**

**Beef w Chinese Vegetables Fried Chen Cun Fun**

**\$9.95**

**Pork Liver & Sliced Pork Fried Chen Cun Fun**

**\$9.95**

**Spare Ribs w Black Bean Sauce Steamed Chen Cun Fun**

**\$8.95**

**Shrimp w XO Sauce Fried Chen Cun Fun**

**\$11.95**

**Steak w Black Pepper Sauce Steamed Chen Cun Fun**

**\$12.95**

**Chicken w Special Ginger Steamed Chen Cun Fun**

**\$11.95**

**Mediterranean Palamos Prawn Chen Cun Fun**

**\$38.00**

**Lobster Chen Cun Fun**

**\$29.50**

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