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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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

August 26, 2025

Director
Licensing Issuance Division
NY State Liquor Authority 163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Executive meeting on August 19, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution from August:

Chinese Trend Buffet Hot Pot LLC dba Easy Joy Buffet Dim Sum Hot Pot 145 Mulberry St 10013 (RW–Restaurant)

- i. Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate a restaurant focused on Hot Pot and Dim Sum dishes located on the ground floor and basement of a seven (7)-story mixed-use building (c. 1915) on Mulberry Street between Grand and Hester Streets (Block #236 / Lot #7502), the building falling within the Special Little Italy District; and
- ii. Whereas**, the premises, is roughly 9,800 sq. ft with 4,700 sq. ft. on the ground floor and 5,100 sq. ft. in the basement (the information provided stating the overall dining area is approximately 2,000 sq. ft with 1,230 sq. ft. on the ground floor and 933 sq. ft. in the basement connected by an interior stairway), there are 12 tables and 80 seats on the ground floor and 11 tables and 50 seats in the cellar and one (1) bar with no seats for a total seated occupancy of 130 persons; there is one (1) entryway and two (2) exists and four (4) patron bathroom; there will be no sidewalk café or roadbed seating; and
- iii. Whereas**, the Applicant conceded that at this time there is no permit or proper certificate of occupancy to use the basement premises for eating and drinking and that there is also no Public Assembly permit for the premises but stated that permits are pending and that he will not and cannot operate in the basement until a proper certificate of occupancy and public assembly permits has been issued for the basement; and
- iv. Whereas**, the Applicant also agreed that even after the proper permits and certificates are issued for the use of the basement premises that the basement occupancy shall be limited to 50 patrons only and such use will be as a full-service restaurant under one corporate structure and same DBA and method of operation as the ground floor premises; and

- v. **Whereas**, the Applicant's proposed hours of operation will be Sundays through Saturdays from 10 AM to 11 PM, music will be background only from iPods/CDs/streaming services; there will be no TVs, no dancing, no DJs, no promoted events, no live music or scheduled performances, and no cover fees; there is no outdoor seating as part of this application; and
- vi. **Whereas**, the premises to be licensed was previously licensed under New Restart Inc dba Taormina (Lic. ID # 0340-22-104724, exp. 5/31/2024) from approximately 2015 to 2024; and
- vii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
1. Will operate as a full-service Hot Pot and Dim Sum restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be from 10 AM to 11 PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels and there may be DJs, though not on a daily basis. No music will be audible in any adjacent residences at any time.
 6. Will not have televisions.
 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 8. There will be no patron use or service whatsoever in the basement until all permits are in place and a proper Certificate of Occupancy or Letter of No Objection is issued for this purpose in the basement premises.
 9. Notwithstanding the issuance of the proper permits to use and occupy the basement premises for eating and drinking, patron occupancy will be limited to 50 patrons only and such use will only be permitted as a full service restaurant under one corporate structure and the same DBA as the ground floor premises.
 10. Will not install or have French doors, operable windows or open facades.
 11. Will not make changes to the existing façade except to change signage or awning.
 12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 13. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 14. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
 15. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 16. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
- viii. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **76 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 8 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a Restaurant Wine License for **Chinese Trend Buffet Hot Pot LLC dba Easy Joy Buffet Dim Sum Hot Pot 145 Mulberry St 10013**, unless the statements the Applicant has presented are accurate and complete,

and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the NYSLA Liquor License.

Vote: Unanimous, 13 Board Members in favor.

We respectfully request that your agency take action consistent with the positions expressed in the above.

Sincerely,



Donna Raftery, Chair
SLA Licensing 1 and 2 Committees
Community Board #2, Manhattan



Valerie De La Rosa, Chair
Community Board #2, Manhattan

VDLR/em

cc: Hon. Daniel Goldman, Congressman
Hon. Brad Hoylman-Sigal, NY State Senator
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, NY State Assembly
Hon. Grace Lee, State Assembly Member
Hon. Brad Lander, NYC Comptroller
Hon. Michael Levine, Man. Borough President
Hon. Erik Bottcher, NYC Council Speaker
Hon. Christopher Marte, NYC Council Member
Hon. Carlina Rivera, NYC Council Member
Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority

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Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Friday, August 15, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, **Dongying Jiang** as a qualified representative of **Chinese Trend Buffet Hot Pot LLC dba Easy Joy Buffet Dim Sum Hot Pot** located at **Street, New York, NY 10012** agree to the following stipulations:

Application Type: OP Restaurant/Tavern RW TW Alteration Other:

Premise will be advertised and operated as a restaurant focused on Hot Pot and Dim Sum

Hours of operation:

Sunday:	10 AM	to	11 PM	Thursday:	10 AM	to	11 PM
Monday:	10 AM	to	11 PM	Friday:	10 AM	to	11 PM
Tuesday:	10 AM	to	11 PM	Saturday:	10 AM	to	11 PM
Wednesday:	10 AM	to	11 PM				

(Premises will open no later than stated opening time and **NO** patrons will remain after stated closing time.)

- Will operate a full-service Hot Pot and Dim Sum restaurant with the kitchen open and full menu items available until closing every night.
 - Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 - Will not have televisions.
 - Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - There will be no patron use or service whatsoever in the basement until all permits are in place and a proper Certificate of Occupancy or Letter of No Objection is issued for this purpose in the basement premises.
 - Notwithstanding the issuance of the proper permits to use and occupy the basement premises for eating and drinking, patron occupancy will be limited to 50 patrons only and such use will only be permitted as a full service restaurant under one corporate structure and the same DBA as the ground floor premises.
 - Will not install or have French doors, operable windows or open facades.
 - Will not make changes to the existing façade except to change signage or awning.
 - Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
 - Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
- Will not have: Dancing DJs Live Music Promoted Events Any event where cover fee is charged
 Scheduled Performances Velvet ropes or metal barricades Security Personnel/Doorman.
- Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 - Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: DONGYING JIANG Phone Number: 347-217-4833 / 929-243-613

Signed [Signature] Print Name DONGYING JIANG Dated 08/15/2025

Sworn to this 18th day of August 2025 [Signature] **Chun W. Wong**
 Notary Public, State of New York
 Notary Public Reg. No. 02WO5057243

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license. Commission Expires March 18, 2026