

Meeting Date: 2/3/2026

APPLICANT INFORMATION:

Name of applicant(s):
Kim 1 Holding LLC

Trade name (DBA):
JoyFu Dim Sum

Premises address:
109 Mulberry Street, New York NY 10003

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

CONTACT INFORMATION:

Principal(s) Name(s):
Qingqing Ye

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone #: [REDACTED] email: [REDACTED]

Landlord Name / Contact: One Eleven Property, LLC

Landlord's Telephone and Fax [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>Qingqing Ye</u>	<u>None</u>
<u>Jinbao Zhong</u>	<u>See attached</u>

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):
It is a dim sum restaurant offering varieties of dumplings, soup dumplings, fried rice and noodles with options of cold and hot dishes.

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.)

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

restaurant

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:

NEW YORK VYBES, 8/16/2023-7/31/2025

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: 7 Year Built : 2019

Describe neighboring buildings:

Mixed use buildings

Zoning Designation: C6-2G

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 206 / 24

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? 128

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? 136

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

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: signage will be changed

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 5,000 sf

If more than one floor, please specify square footage by floors: Ground Floor: 4,000 sf; Mezzanine: 1,000 sf

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? Stairs from ground floor to mezzanine.

How many entrances are there? 1 How many exits? 3 How many bathrooms? 6

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

OVERALL SEATING INFORMATION:

Total number of tables? 20 Total table seats? 122

Total number of bars? 1 Total bar seats? 6

Total number of "other" seats? 0 please explain : _____

Total OVERALL number of seats in Premises : 128

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars Seats 6

How many service bars are being applied for on the premises? 0

Any food counters? 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 Restaurant Club/ Cabaret Hotel Other: _____

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
10am to 12am 10am to 12am

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?) 1

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: Boss; the sound will be background only.

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) I will have a staff person responsible for ensuring no loitering, noise or crowds outside.

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: _____

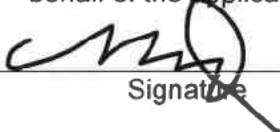
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Qingqing Ye Phone: [REDACTED]

Address: [REDACTED]

Email : [REDACTED]

Application submitted on behalf of the applicant by:



Signature

Print or Type Name Alice C. Zhang

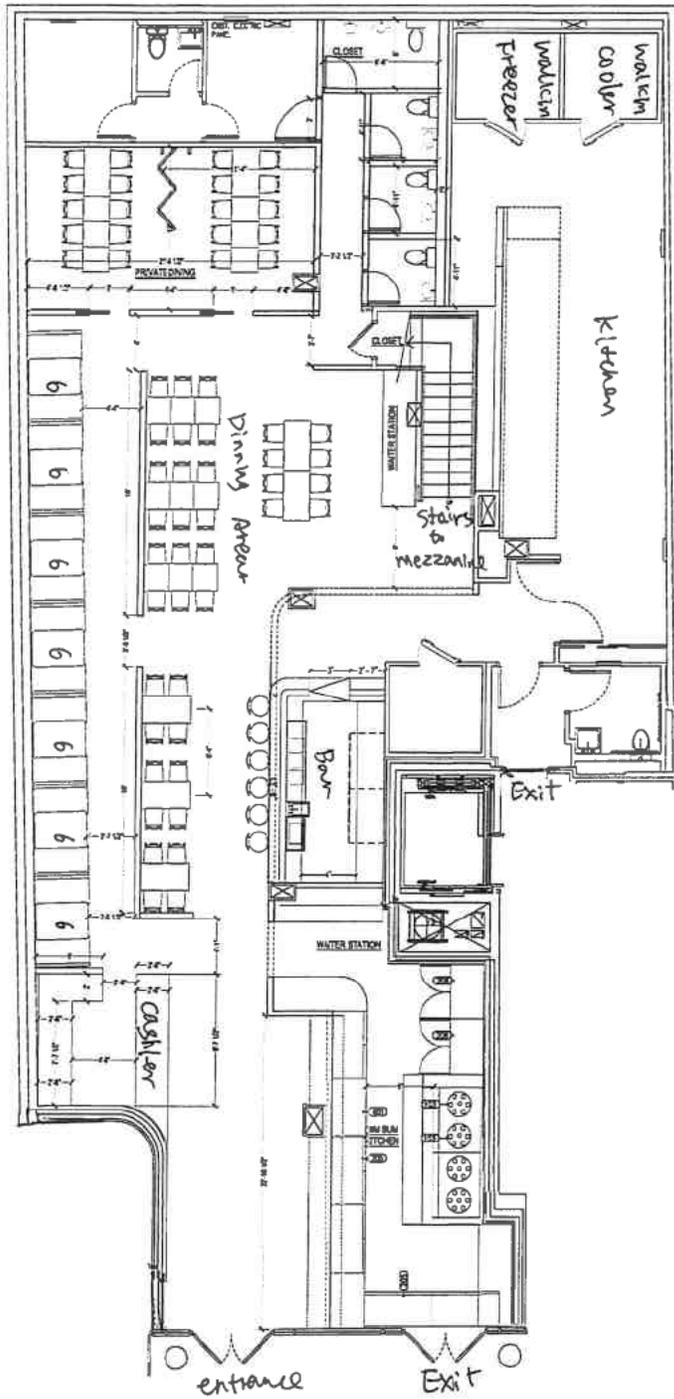
Title Attorney for Applicant

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.



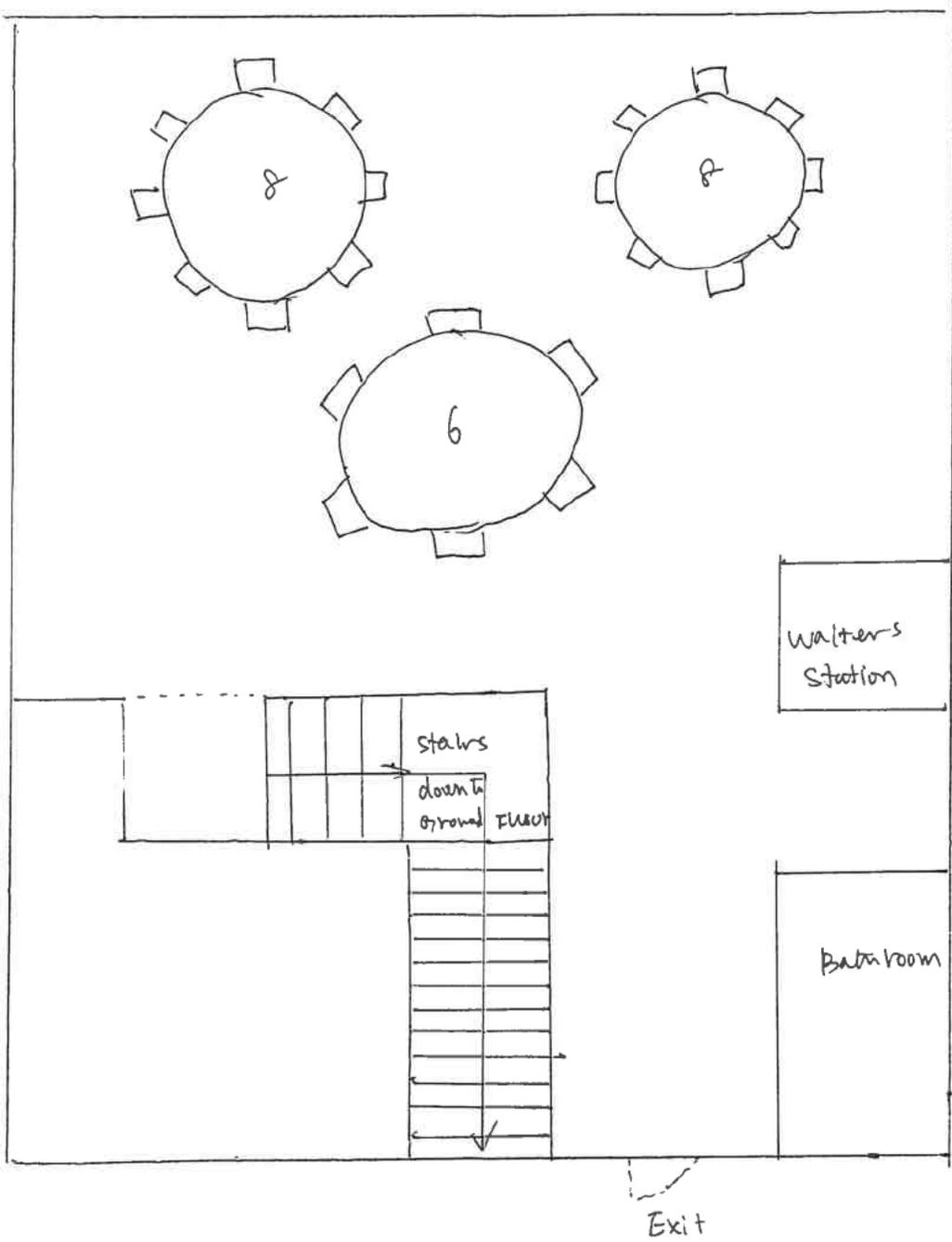
Community Board 2,
Manhattan SLA Licensing
Committee Donna Raftery, Chair

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Ground Floor

Kim 1 Holding LLC
109 Mulberry Street
NY NY 10003



1st Floor Upper Level mezzanine

Klm Holding LLC
109 Mulberry St.
NY NY 10003



JoyFu Dim Sum
新百福

A LITTLE LOVE IN EVERY BITE

JOYFU DIM SUM

RESTAURANT MENU

109 Mulberry St, New York, NY

饺子

DUMPLINGS

多彩水饺 (6pcs) Assorted Color Dumplings	\$ 16.99
鸡肉蒸饺 (8pcs) Steamed Chicken Dumplings	\$ 13.99
牛肉蒸饺 (8pcs) Steamed Beef Dumplings	\$ 14.50
三鲜蒸饺 (8pcs) Steamed Three-Ingredient Dumplings	\$ 14.50
素菜蒸饺 (8pcs) Steamed Vegetable Dumplings	\$ 12.99

其他小吃 OTHER APPETIZERS

虾饺 (3pcs) Shrimp Dumplings	\$ 7.50
烧卖 (4pcs) Pork & Shrimp Shumai	\$ 7.50
叉烧包 (3pcs) BBQ Pork Buns	\$ 7.50
葱油饼 Scallion Pancake	\$ 7.99
排骨 Steamed Vegetable Dumplings	\$ 7.50
黑松火鸭饺 Black Truffle Wontons	\$ 7.99
豆浆 (热/冷) Soy Milk (Hot/Cold)	\$ 4.50
油条 Chinese Fried Dough	\$ 2.50
牛肉夹饼 Beef Stuffed Flatbread	\$ 12.50
红油抄手 (6pcs) Wontons in Chili Oil	\$ 10.99

小笼包

DUMPLINGS

原味小笼包 (6pcs) Original Soup Dumpling	\$ 12.50
蟹粉小笼包 (6pcs) Original Soup Dumpling	\$ 13.99
黑松露小笼包 (6pcs) Black Truffle Soup Dumpling	\$ 13.99
虾仁小笼包 (6pcs) Shrimp Soup Dumplings	\$ 13.99

汤类

SOUPS

云吞汤 (5pcs) Shrimp Dumplings	\$ 6.99
酸辣汤 Hot & Sour Soup	\$ 5.99
蛋花汤 Egg Drop Soup	\$ 5.99
鸡茸玉米羹 Chicken & Sweet Corn Soup	\$ 6.99



凉菜/热菜 COLD & HOT DISHES

口水鸡	\$ 9.99
Sichuan Spicy Chicken	
夫妻肺片	\$ 17.50
Sliced Beef & Ox tripe in Chili Sauce	
拍黄瓜	\$ 9.99
Smashed Cucumber Salad	
麻婆豆腐	\$ 18.99
Mapo Tofu	
干煸四季豆	\$ 18.99
Dry-Fried String Beans	
蒜蓉上海青	\$ 11.99
Garlic Shanghai Bok Choy	
宫保鸡丁	\$ 16.99
Kung Pao Chicken	
左宗鸡	\$ 17.99
General Tso's Chicken	
陈皮牛	\$ 18.99
Beef with Dried Tangerine Peel	
小椒牛肉	\$ 23.99
Beef with Green Chili Peppers	
糖醋排骨	\$ 18.95
Sweet & Sour Pork Ribs	
京都骨	\$ 19.99
Perking Style Pork Ribs	
椒盐骨	\$ 18.99
Salt & Pepper Pork Ribs	

炸物类

炸虾 (4pcs)	\$ 8.99
Friend Shrimp	
鱿鱼丝	\$ 11.99
Fried Shredded Squid	
章鱼烧 (5pcs)	\$ 10.99
Taokyaki	
炸蟹角 (5pcs)	\$ 6.99
Fried Crab Rangoon	
天妇罗虾 (4pcs)	\$ 9.99
Shrimp Tempura	
香辣芒果鸡翅 (5pcs)	\$ 11.99
Spicy Mango Chicken Wings	
水牛城鸡翅 (5pcs)	\$ 11.99
Buffalo Chicken Wings	
炸素菜春卷 (5pcs)	\$ 8.99
Vegetable Spring rolls	
摩天轮拼盘 (炸物)	\$ 19.99
Fried Platter (Crab Rangoon / Shrimp Tempura / Spring Rolls / Squid / Shrimp)	

FRIED ITEMS

炒饭

黑松露炒饭	\$ 17.99
Black Truffle Fried Rice	
扬州炒饭	\$ 17.99
Yangzhou Fried Rice	
牛肉炒饭	\$ 14.99
Beef Fried Rice	
鸡肉炒饭	\$ 13.99
Chicken Fried Rice	
白饭	\$ 2.50
Steamed White Rice	

FRIED RICE

面条类

上海粗炒面	\$ 18.99
Shanghai Style Chow Mein	
牛肉丝炒面	\$ 17.50
Beef Chow Mein	
葱油干拌面	\$ 9.50
Scallion Oil Noodles	
小椒牛肉丝干拌面	\$ 14.99
Dry Noodles with Beef & Green Chili	
招牌牛肉汤面	\$ 17.50
Signature Beef Noodle Soup	
云吞汤面 (4pcs)	\$ 11.99
Wonton Noodle Soup	
招牌陕西油泼面	\$ 12.99
Signature Shaanxi Style Biang Biang Noodle	
清汤牛肉面	\$ 16.50
Clear Broth Beef Noodle Soup	
新疆过油盖面	\$ 17.99
Xinjiang Style Stir-Fried Topping Noodles	
四川担担面	\$ 16.99
Sichuan Dan Dan Noodles	

NOODLES

甜点类

百福蒸糕	\$ 12.99
Shrimp Dumplings	
巧克力包 (4pcs)	\$ 12.99
Pork & Shrimp Shumai	
玉米芒果慕斯	\$ 17.99
BBQ Pork Buns	
紫薯芝麻球 (3pcs)	\$ 7.50
Scallion Pancake	

DESSERTS

