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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

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March 24, 2026

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

Dear Sir/Madam:

At its Full Board meeting on March 19, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

Kim 1 Holding LLC 109 111 Mulberry St 10003 (WBC–Restaurant)

- i. **Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a Restaurant Wine license to operate a full-service dim sum restaurant on the basement level and first floor upper mezzanine of a seven (7)-story mixed-use building (ca. 2019) on Mulberry Street between Hester and Grand Streets (Block #206/Lot #24), the building falling within the Special Little Italy District; and
- ii. **Whereas**, the basement level premises is approximately 5,000 sq. ft. (4,000 sq. ft. on the basement level connected by an interior stairway to 1,000 sq. ft. in the upper mezzanine); there will be 16 tables with 70 seats and one bar with five (5) seats in the basement and four (4) tables and 40 seats in the mezzanine for a total seated occupancy of 115 persons, the temporary Certificate of Occupancy dated 2/19/2026 not listing the Basement level of the premises and showing an occupancy of 23 for the mezzanine, the Applicant's Attorney saying they are working on getting the Certificate of Occupancy updated to align with the provided architect's drawings; the premises has one (1) door which will serve as patron ingress and egress, two (2) emergency exits and six (6) bathrooms; the store front infill being fixed without operable doors or windows that open out to the sidewalk; there is no outdoor seating included with the application and no plans to have outdoor seating in the future; and
- iii. **Whereas**, the proposed hours of operation will be from 10 AM to 12 AM Sundays through Saturdays; music will be quiet background only consisting of music from iPod/CDs; there will be one (1) TV operating in "closed caption" mode without sound; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no security personnel or doormen; and

- iv. **Whereas**, the premises was previously licensed under Skybird Hospitality Partners LLC dba New York Vybes (Lic ID #0240-23-142301) with a Restaurant Wine license from 2023 to 2025; and
- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being 57 active licensed premises and an additional 6 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new Restaurant Wine liquor license, with those stipulations as follows:
 - 1. Will be advertised and operated as full-service dim sum restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 10 AM to 12 AM Sundays through Saturdays. 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 only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 - 6. Will have no more than 1 (one) television no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.
 - 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - 8. Will not install or have French doors, operable windows or open facade
 - 9. Will not make changes to the existing façade except to change signage or awning.
 - 10. Will comply with NYC Department of Buildings Regulations and will provide to CB2 prior to opening a Certificate of Occupancy or temporary Certificate of Occupancy indicating the proper floors for use as an eating and drinking establishment as well as a Place of Assembly Certificate and keep current at all times required Permits and Certificates.
 - 11. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 - 12. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 - 13. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 - 14. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new Restaurant Wine liquor license for **Kim 1 Holding LLC 109 111 Mulberry St 10003** **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” of the NYSLA liquor.

Vote: Unanimous, 33 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. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, NY State Assembly
Hon. Grace Lee, State Assembly Member
Hon. Michael Levine, NYC Comptroller
Hon. Brad Hoylman-Sigal, Man. Borough President
Hon. Erik Bottcher, NYC Council Member
Hon. Christopher Marte, NYC Council Member
Hon. Harvey Epstein, NYC Council Member
Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority



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RECEIVED BY
COMMUNITY BOARD 2, MANHATTAN

MAR 12 2026

Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Friday, March 13, 2026.
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, **Qingqing Ye** as a qualified representative of **Kim 1 Holding LC dba JoyFu Dim Sum** located at **109 Mulberry Street, New York, NY 10003** agree to the following stipulations:

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

☒ Premise will be advertised and operated as a dim sum restaurant

☒ Hours of operation:

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

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

☒ Will operate a full-service dim sum restaurant with the kitchen open and full menu items available until closing every night.

☒ Will operate with less than a full service kitchen but will serve food *n*) during all hours of operation.

☒ 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 have no more than 1 (one) television no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.

☒ Will close all doors and windows at all times, allowing only for patron ingress and egress.

☒ 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 provide to CB2 prior to opening** a Certificate of Occupancy or temporary Certificate of Occupancy indicating the proper floors for use as an eating and drinking establishment as well as a 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: Jin bao zhong Phone Number: 347-798-6479

Signed <u>Qingqing Ye</u>	Print Name <u>Qingqing Ye</u>	Dated <u>3/10/2026</u>	ALICE CHUNYANG ZHANG NOTARY PUBLIC, STATE OF NEW YORK Registration No. 02ZH6213536 Qualified in QUEENS County Commission Expires <u>11/09/2029</u>
Sworn to this <u>10th</u> day of <u>march</u> 2026	 Notary Public		

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license

MAR 12 2026

ZHANG & SUN, P.C.

ATTORNEYS AT LAW

136-20 38th Avenue, Suite 3C
Flushing, NY 11354
(718) 888-1553
Facsimile: (631) 862-5092

Jericho Office

100 Jericho Quadrangle, Suite 319
Jericho, NY 11753
(516) 597-4140
Facsimile: (516) 801-4284

Alice C. Zhang, Esq.
Wei Sun, Esq.
Jing Hang, Esq.

Writer's E-Mail:
czhang@zslawpc.com

March 10, 2026

Via FedEx Overnight Mail

Manhattan Community Board 2
3 Washington Square Village, #1A
New York NY 10012

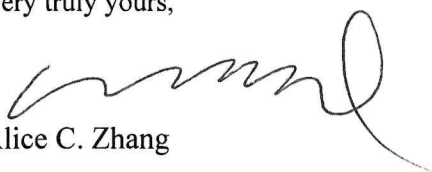
Re: Community Board 2 Liquor License Stipulations
Applicant: Kim 1 Holding LLC
Premises: 109 Mulberry Street, New York NY 10003

Dear Sir or Madam:

Please be advised that we represent the Applicant, Kim 1 Holding LLC, in connection with the captioned application. Enclosed please find the signed and notarized Liquor License Stipulations.

Should you have any question, please feel free to contact the undersigned.

Very truly yours,



Alice C. Zhang