

Manhattan Community Board 4
(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Joy Love Group Corp		Joy Love club	
STREET ADDRESS		CROSS STREETS	ZIP CODE
232 8th Avenue		W. 21st - W. 22nd	10011
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME:	June Kwan	NAME: Frank Palillo
	PHONE:	(508) 631-2411	PHONE: (212) 227-1640
	EMAIL:	Kwanjune@hotmail.com	EMAIL: fupalillo@gmail.com
MANAGER	NAME:	Rence Rein	NAME: 232 8th Ave Realty Corp
	PHONE:	(646) 712-0660	PHONE: (305) 531-4545
	EMAIL:		EMAIL:
ATTORNEY/ REPRESENTATIVE		LANDLORD	
APPLICATION TYPE (<u>Liquor License</u> <u>Unenclosed Sidewalk Cafe</u>)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?		<input checked="" type="radio"/> YES <input type="radio"/> NO
	What is/was the name and address of establishment?		SEE ATTACHED
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?		<input type="radio"/> YES <input type="radio"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization - Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	YES	<input checked="" type="radio"/> NO	August 2021
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

Hon Dynasty Upper West Side Corp

2350 Broadway, NYC, NY 10024

2015 - Present

Hon Dynasty NYU Corp

90 Third Avenue, NYC, NY 10003

2015 - Present

Hon Dynasty of Brooklyn LLC

1 DeKalb Avenue

Brooklyn NY

2017 - Present

20x Hospitality LLC

68 W. 3rd Street

NYC, NY 10012

2019 - Present

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS* <i>(Indoor Only)</i>	Operation	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM
	Kitchen	11AM-12AM	11AM-12AM	11AM-12AM	11AM-12AM	11AM-12AM	11AM-12AM	11AM-12AM
	Music	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM
If you plan to have music, what type(s)? (Circle all that apply)		BACKGROUND		LIVE MUSIC	DJ	JUKE BOX	KARAOKE	

OCCUPANCY

	Capacity (Certificate of Occupancy)	Maximum # of Persons Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
INSIDE	74	74	16	42	-0-	1	12
OUTSIDE <i>(Other than sidewalk cafe)</i>		22	10	20			
DCA APPROVED UNENCLOSED SIDEWALK CAFE							

How many floors are there? What is the capacity for each floor?

2 - Bsmnt - 0 1st floor - 74

How frequently will the owner(s) be at the establishment?

Daily

Will there be dancing?

YES NO

Will applicant have bottle or table service for beverage alcohol?

YES NO

Will applicant be hosting private; promotional or corporate events?

YES NO

2 or 3 private parties per year

Will outside promoters be used on a regular basis? If yes please describe.

YES NO

Will applicant have a security plan? If, yes please attach.

YES NO

Will security plan be implemented?

YES NO

N/A

Will State certified security personnel be used?

YES NO

N/A

Will New York Nightlife Association and NYPD Best Practices be followed?

YES NO

N/A

Does applicant agree to notify MCB4 prior to making changes to its method of operation?

YES NO

Will applicant be using delivery bicycles? If yes, how many?

YES NO

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?

YES NO

Where will delivery bicycles be stored during the day when not in use?

LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	NO
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO
Are your plans filed with DOB?	YES	<input checked="" type="radio"/> NO

Community Notification/Relations

<p>NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted</p>	# 1	<i>All as directed by Nelly Gonzalez</i>
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.		
Who was your contact person at each group you met with?		
When did applicant post the notice that was provided?		<i>July 26th, 2021</i>
Where did applicant post the notice that was provided?		<i>Front Window</i>
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="radio"/> YES NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="radio"/> YES NO

****OPEN RESTAURANTS PROGRAM ONLY****

BUILDING DESIGN			
State the name and type of business previously located in the space.	Momofuku Nishi - Italian restaurant		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	new signage
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS	GARAGE DOORS	WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Backyard central ac		
When was the air conditioner installed?	unknown		

****OPEN RESTAURANTS PROGRAM ONLY****

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFE			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo or open dining in the parking lane? If yes, which one(s)?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	NYC sidewalk/roadbed
Are the floorplans for the outdoor space(s) included?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	11 pm all days
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	<input type="radio"/> YES	<input type="radio"/> NO	needs clarification
If open dining, will you comply with all NYC DOT guidelines?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If open dining, will the installation be year-round?	<input type="radio"/> YES	<input type="radio"/> NO	TBD

DCA APPROVED UNENCLOSED SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	YES	NO	
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	YES	NO	
Will applicant use umbrellas?	YES	NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closest obstruction including construction barricades?	YES	NO	
If open dining is in the parking lane, will applicant agree to remove its sidewalk café?	YES	NO	

ADDITIONAL STIPULATIONS: (Office Use Only)

- This application does not extend to any permanent outdoor space
- No use of rear yard by patrons or staff at any time

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

ADDITIONAL STIPULATIONS: (Office Use Only), *Continued*

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

Manhattan Community Board 4 (MCB4) recommends:
 (MCB4's recommendation is based on a vote taken at its
 October 6, 2021 full board meeting, with 43 members voting in favor
 of the recommendation, 0 members opposed, 0 members
 abstaining and 0 present but not eligible)

Denial unless all stipulations agreed to by applicant/owner are part of the method of
 operation
 Denial Approval

CB4 REPRESENTATIVES

 Nelly Gonzalez CB4 Assistant District Manager	 Frank Holozubec CB4 BLP Committee Co-Chair	 Burt Lazarin CB4 BLP Committee Co-Chair
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APPLICANT AGREEMENT WITH THE COMMUNITY

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

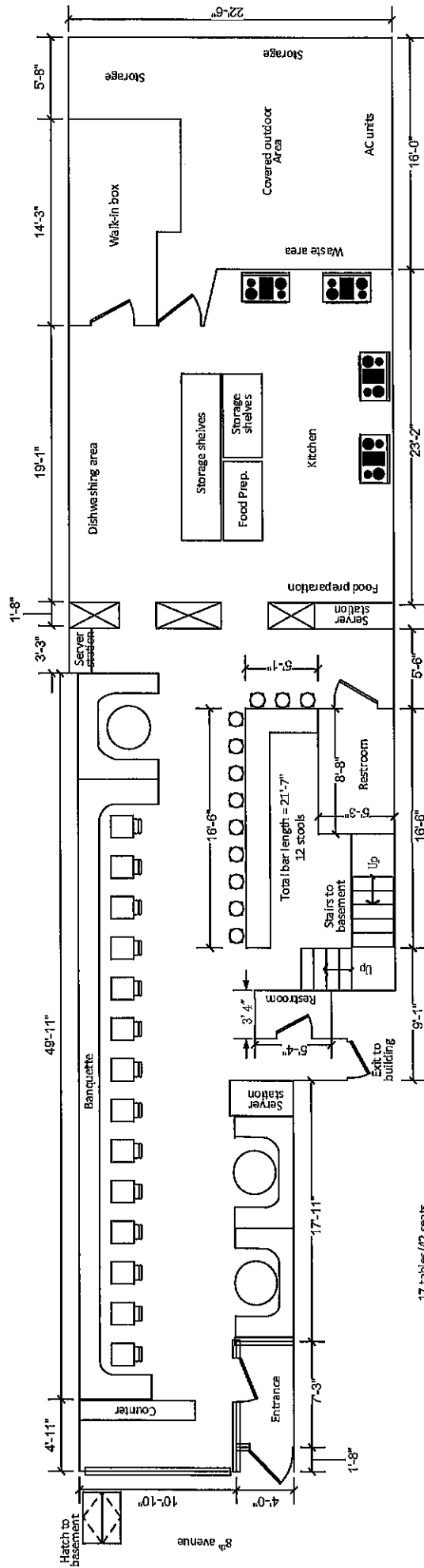
<p>SIGN HERE →</p>	<p>Renee Rein PRINT NAME OF APPLICANT</p>	<p>Renee Rein SIGNATURE OF APPLICANT</p>	<p>7/21/21 DATE</p>
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232 8th Avenue



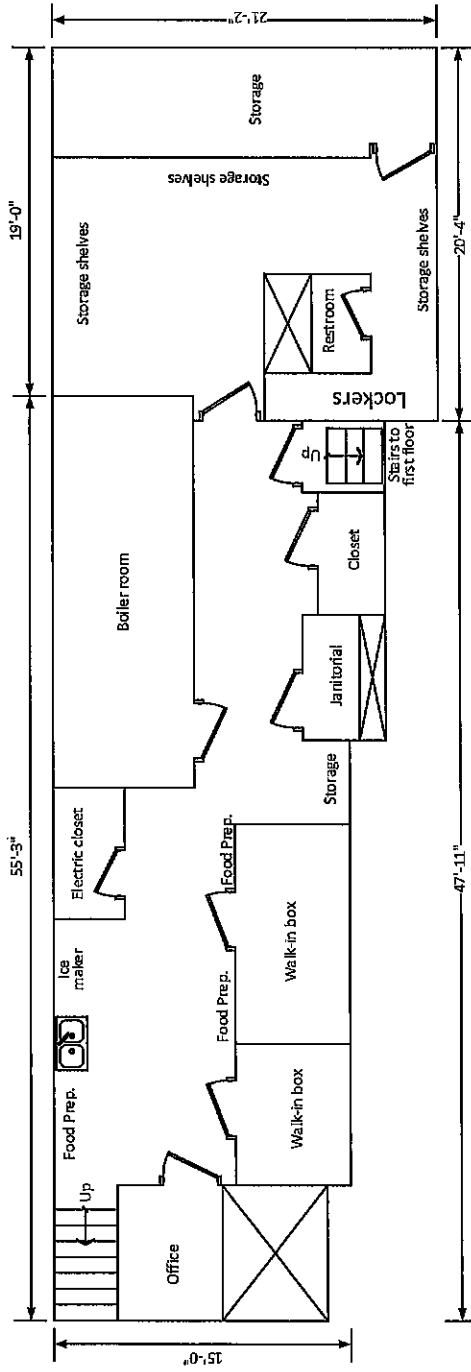
232 8th Avenue



17 tables/42 seats

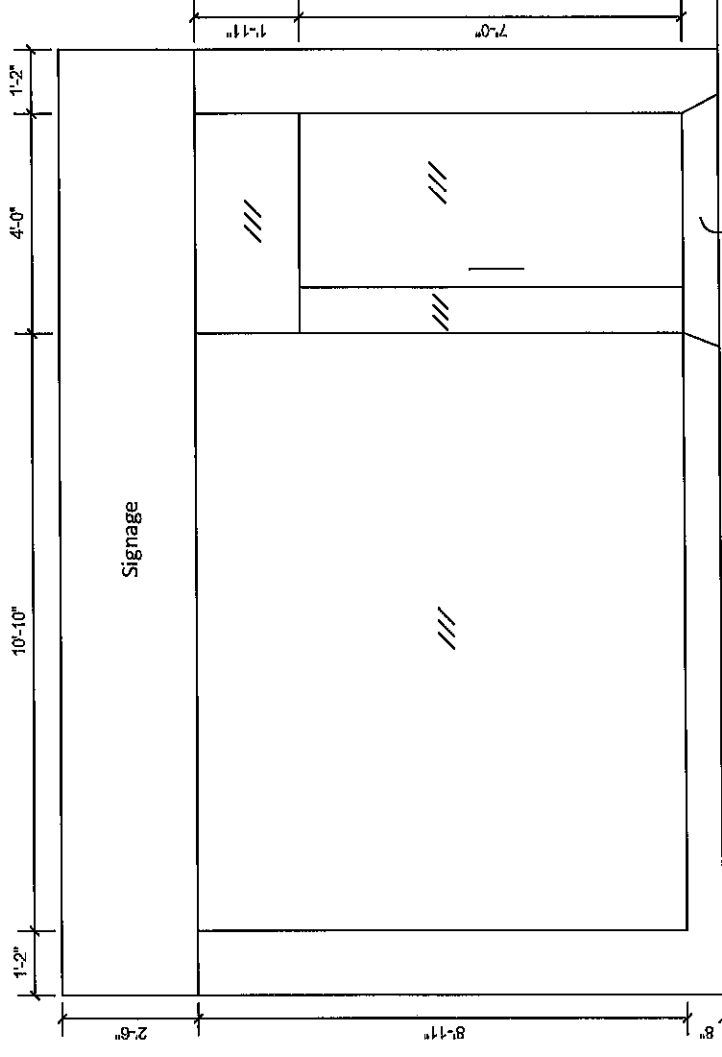
INTERIOR DIAGRAM - 1st Floor
 232 8th Avenue
 New York, NY
 July 21, 2021

NOT TO SCALE



INTERIOR DIAGRAM - Basement
 232 8th Avenue
 New York, NY
 July 21, 2021

NOT TO SCALE



FRONT ELEVATION
 232 8th Avenue
 New York, NY
 July 21, 2021

NOT TO SCALE

8" ramp

West 22nd Street

Deli

APPLICANT

Residential

Nail Spa

Residential

Residential

Convenience Store

Shoe Repair

Vacant

Clothing

Pharmacy

Desserts

Cafe Flor
218 8th Ave.

Housewares

West 21st Street

8th Avenue

BLOCK PLOT
232 8th Avenue
New York, NY
July 21, 2021
NOT TO SCALE

Foragers City
Grocer
233 8th Ave.

Foragers Wine
231 8th Ave.

Super Market

Nail Salon



Appetizers

PUPU JOY PLATTER
5 VARIETIES

OMG OYSTER - 12

BAKED BALMS SIZE
OYSTER (1)

BLUE CRAB RANGOON
- 12

FRESH BLUE CRAB,
DOUBLE CHEESE (3)

HEAVENLY CHICKEN
WINGS - 12

Dry rubbed chicken wings (5)

CHAR SIU - 12

BONE IN RIBS (2)
BEYOND BONELESS(V)

LOVE SPRING ROLLS -
10 (V)

FARMERS MARKET
VEGETABLE (3)

FRIES IN TRUFFLE SAE
SALT - 10

Hand-cut fries serve in yuzu
truffle aoli

BRUSSEL SPROUTS &
ASPARAGUS -10

Roasted sprouts in honey and
Chinese peppercorn

FRIED PICKLES - 5

Beer battered, Chinese spices
coated

Not a simple BOWL

DAN DAN (V) - 14

Gluten free noodle, gluten free sauces

LOVE MOO - 20

Fragrant spicy beef noodle soup over 50 spices, non-pesticide
vegetable, daikon

HOMEMADE CRUNCHY NOODLES SALAD - 16

Beyond beef, napa, kale, cherry tomatoes, cucumber, joy luv dressing

Entrees

WAGYU BEEF W/ CHINESE BROCOLI - 36

Sauteed in savory brown sauce

GENERAL JOY CHICKEN - \$25

Farm raised chicken, magic chili, nuts

PEKING BERSHIRE PORK CHOP - 28

Crispy pork chop in Peking Style
(kid's #1 choice)

HONEY WALNUT PRAWN - 28

Roasted walnuts, tangerine aoli, sesame

Fresh from the Farm

SEASONED NON-PESTICIDES VEGETABLES (LIMITED
ORDERS)- 20

Sauteed in wine, organic young ginger, organic garlic

EGGPLANT GARLIC PEPPECORN SAUCE- 17

Sauteed in homemade organic garlic sauce

SNOW PEA SHOOTS

Sauteed in organic garlic

STRING BEANS

Pickle Chinese mustards, black beans

Drinks

TEA - 6

(2 HOT

WATER

REFILL)

Organic

Genmaicha,

Jasmine

Silver

LEMONADE

Needle, Rose

E - 10

Tea

fresh mint,

Choice:

strawberries/r

aspeberry/blu

eberries

Special
Chinese

Drink - 5

WongLoKat,

Sugar Cane,

Chrysanthem

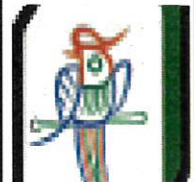
um

SODA - 3

Coke, Diet,

Sprite,

Gingerale



"TRUST"

BOROUGH MANHATTAN

DATE SEP 27 1994 NO.

105861

This certificate supersedes C.O. NO 105284

ZONING DISTRICT C1-5

THIS CERTIFIES that the ~~XXXX~~ altered ~~XXXXXX~~ building premises located at

IN R-8

232 8TH AVENUE E/S 24'-9" SOUTH OF WEST 22ND ST. Block 771

Lot 75

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

MANHATTAN

PERMISSIBLE USE AND OCCUPANCY

STORY	FLOOR LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING (DWELLING OR ROOMING UNITS)	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	OG						STORAGE
1ST FLOOR	120	74			6	COMM	EATING AND DRINKING PLACE WITH TABLE SERVICE IN REAR YARD NO MUSIC IN REAR YARD.
2ND FLOOR	40		2	4	2		2 CLASS "A" APARTMENTS
3RD FLOOR	40		2	4	2		2 CLASS "A" APARTMENTS
4TH FLOOR	40		1	4	2		1 CLASS "A" APARTMENTS
			CONVERTED OLD CODE		CLASS A MD		

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED
 WITHIN THE BUILDING IN CONFORMANCE WITH THE RULES
 OF THE DEPARTMENT PROMULGATED MARCH 31ST 1967.

OPEN SPACE USES

(SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

M.C.

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON THE REVERSE SIDE.

[Handwritten signature]

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the EAST side of 8TH AVENUE
 distant 24'-8" WEST 22ND STREET feet from the corner formed by the intersection of
 and 8TH AVENUE
 running thence EAST 100' feet; thence SOUTH 24'-8" feet;
 thence WEST 86'-9" NORTH 2'-4" feet; thence WEST 13'-3" feet;
 thence feet; thence NORTH 22'-4" feet;
 thence feet; thence feet;
 to the point or place of beginning.

XXXKALT. No. 471/89 DATE OF COMPLETION 6/14/94 CONSTRUCTION CLASSIFICATION CL 3
 BUILDING OCCUPANCY GROUP CLASSIFICATION HEIGHT 4 STORIES. 45' FEET
 RESIDENTIAL/COMMERCIAL

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM	X	
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR	EXIST	X			
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

- A) STORM SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

SANITARY DRAINAGE DISCHARGES INTO:

- A) SANITARY SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO.

CITY PLANNING COMMISSION CAL. NO.

OTHERS: