



THE CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

www.cb3manhattan.org - mn03@cb.nyc.gov

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, Jared Moeller, as a qualified representative of China Bull LLC

located at 250 Broome Street, New York, NY agree to the following stipulations:

1.  I will operate a full-service restaurant, specifically a (type of restaurant) \_\_\_\_\_  
 Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be:  
Mon 11am-10pm; Tue 11am-10pm; Wed 11am-10pm;  
Thu 11am-10pm; Fri 11am-10pm; Sat 11am-10pm; Sun 11am-10pm.  
(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)
3.  I will not use outdoor space for commercial use.
4.  I will operate my sidewalk café no later than N/A
5.  I will employ a doorman/security personnel on the following days: N/A
6.  I will install soundproofing, N/A
7.  I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.  
 I will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
8. I will not have  DJs,  live music,  promoted events,  any event at which a cover fee is charged,  scheduled performances,  more than \_\_\_\_\_ DJs/ promoted events per \_\_\_\_\_,  more than \_\_\_\_\_ private parties per \_\_\_\_\_
9.  I will play ambient recorded background music only.
10.  I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
11.  I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12.  I will not participate in pub crawls or have party buses come to my establishment.
13.  I will not have unlimited drink specials, including boozy brunches, with food.
14.  I will not have a happy hour or drink specials with or without time limitations OR  I will have happy hour and it will end by 4pm-7pm. - Please indicate one of the above -
15.  I will not have wait lines outside.  I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16.  I will conspicuously post this stipulation form beside my liquor license inside of my business.
17.  Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Jared Moeller Phone Number: 201 315 3179

18.  I will: \_\_\_\_\_

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed \_\_\_\_\_  
Sworn to this 20th day of November 2019

Dated 11/20/2019

\_\_\_\_\_  
Notary Public



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**Community Board 3 Liquor License Application Questionnaire**

Today's Date: 11/19/19

**APPLICANT**

1. Name of applicant and principle(s): China Bull LLC | Jared Moeller + Justin Lee
2. Premise address: 250 Broome st
3. Cross streets: Between Ludlow st + Orchard st.
4. Trade name (DBA): Fat Choy
5. Check which you are applying to:  New liquor licence  Alteration of an existing license  Sale of assets
6. If alteration, describe nature of alteration: \_\_\_\_\_
7. Is location currently licensed?  Yes  No
8. Type of license: Wine, beer, cider
9. Previous or current use of the location: restaurant
10. Corporation and trade name of current location: Kottu House / 250 Broome LLC
11. Type of building and number of floors: multi-unit - 6 floors
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use?  Yes  No <sup>not yet</sup> 12a. What is the permitted occupancy indoors and outdoors? \_\_\_\_\_
13. Do you plan to apply for Public Assembly permit?  Yes  No
14. What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2): Block 409 Lot 29 C4-4A
15. How many licensed establishments are within 1 block? 8
16. How many On-Premise (OP) liquor licenses are within 500 feet? 22
17. Is premise within 200 feet of any school or place of worship?  Yes  No

**PROPOSED METHOD OF OPERATION**

18. Describe your method of operation: restaurant
19. Will any other business besides food or alcohol service be conducted at premise?  Yes  No
20. If yes, please describe what type: \_\_\_\_\_
21. What are the proposed days/hours of operation (specify days/hours each day and hours of outdoor space if applicable):  
11am-10pm | Mon-Sun
22. Total number of table: 3 23. Total number of seats: 13

24. How many stand-up bars/ bar seats are located on the premise? NO (A stand up bar is any bar or counter, whether with seating or not, over which a patron can order, pay for, and receive an alcoholic beverage.)
25. Describe all bars (length, shape, and location): N/A
26. Does premise have a full kitchen?  Yes  No
27. What are the hours kitchen will be open? until close
28. What type of food is available for sale? Asian
29. Will a manager or principal always be on site?  Yes  No If yes, which? Both principals: Jared Moeller Justin Lee
30. How many employees will there be? max of 6
31. Do you have or plan to install <sup>or</sup>  French doors  accordion doors or  windows?
32. Will there be TVs/monitors?  Yes  No (If Yes, how many?) \_\_\_\_\_
33. Will premise have music?  Yes  No 33a. If Yes, what type of music?  Live Music  Juke box  
 DJ  Tapes/CDs/iPod
34. If other type, please describe: recorded music
35. What will be the music volume?  Background (quiet)  Entertainment level
36. Please describe your sound system: base speaker
37. Will you host any promoted events, scheduled performances or any event at which a cover fee is charged?  Yes  No
38. If Yes, what type of events or performances are proposed and how often? \_\_\_\_\_
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? By efficiently taking orders & delivering in timely manner
40. Will there be security personnel?  Yes  No 40a. If Yes, how many and when? \_\_\_\_\_
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? It will be a quiet establishment overall.
42. Do you have sound proofing installed?  Yes  No 43. If not, do you plan to install sound-proofing?  Yes  No

### APPLICANT HISTORY

44. Has this corporation or any principal been licensed previously?  Yes  No If yes, please indicate name of establishment(s): \_\_\_\_\_
45. Address: \_\_\_\_\_ 47. Community Board # \_\_\_\_\_
46. Dates of operation: \_\_\_\_\_
47. Has any principal had work experience similar to the proposed business?  Yes  No If yes, explanation of experience or resume. Principals have worked extensively in the restaurant business
48. Does any principal have other businesses in this area?  Yes  No If yes, give trade name and describe type of business: \_\_\_\_\_
49. Has any principal had SLA reports or action within the past 3 years?  Yes  No If yes, attach list of violations and dates of violations and outcomes.

### COMMUNITY OUTREACH

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups.