

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT Mokbar LLC		DOING BUSINESS AS (DBA) Mokbar		
STREET ADDRESS 75 9th Avenue		CROSS STREETS 15th & 16th Streets		
OWNER	NAME: Esther Choi	ATTORNEY	NAME: Joseph Levey	
	PHONE: 917-842-4862		PHONE: 212-219-1193	
	FAX: 646-964-5963		FAX: 212-226-7554	
MANAGER	NAME: Wesley Han	LANDLORD	NAME: Jamestown Premier Chelsea Market, L.P.	
	PHONE: 858-405-5671		PHONE: 212-652-2111	
	FAX: 646-964-5963		FAX: 212-366-4618	
DESCRIPTION OF BUSINESS				
Establishment Type:	<input type="radio"/> Bar/Tavern <input type="radio"/> Bed & Breakfast <input type="radio"/> Eating Place Beer <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" type="radio"/> Restaurant <input type="radio"/> Catering Establishment <input type="radio"/> Club (Fraternal Organization - Members Only) <input type="radio"/> Other (Explain): Bar/Arcade			
Method of Operation:	<input checked="" type="radio"/> Restaurant <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Pizzeria <input type="radio"/> Cafe <input type="radio"/> Other (Explain): Bar/Arcade			
License Type:	<input type="radio"/> On-Premise <input type="radio"/> Wine <input type="radio"/> Beer <input checked="" type="radio"/> Wine & Beer			
APPLICATION TYPE <i>(check one)</i>	<input checked="" type="radio"/> New	Has app'cant owned or managed a similar business?	YES	<input checked="" type="radio"/> NO
		What is/was the name of establishment?	N/A	
		What is/was the address of the establishment?		
		What were the dates the applicant was involved with this former premise?		
	<input type="radio"/> Transfer	What is the prior license #?		
	What is the expiration date on the prior license?			
	Are you making any alterations or operational changes?	YES	NO	
	<i>If alterations or operational changes are being made, please attach the plans to this form.</i>			
<input type="radio"/> Alteration	What is the current license #?			
	What is the expiration date on the current license?			
	<i>Please describe the nature of the alterations and attach the plans</i>			

OPERATIONAL ISSUES										
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY		
	Operation	11:00 AM - 10:00 PM	11:00 AM - 10:00 PM	11:00 AM - 10:00 PM	11:00 AM - 10:00 PM	11:00 AM - 10:00 PM	11:00 AM - 10:00 PM	11:00 AM - 10:00 PM	11:00 AM - 10:00 PM	
	Music	↓	↓	↓	↓	↓	↓	↓	↓	
	Kitchen	↓	↓	↓	↓	↓	↓	↓	↓	
OCCUPANCY	INDOOR				BAR			OUTSIDE		
	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Bars	Number of Seats	Number of Tables	
		30	2 eating counters	8	0	1	7	N/A	N/A	
How many floors are there? What is the capacity for each floor? (please respond in space provided)					<input checked="" type="radio"/> 1-2	<input type="radio"/> 3-4	<input type="radio"/> 5+			
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)					YES	<input checked="" type="radio"/> NO	N/A			
Will applicant have bottle service?					YES	<input checked="" type="radio"/> NO	N/A			
Will you be hosting private parties and promotional events?					YES	<input checked="" type="radio"/> NO	N/A			
Will outside promoters be used?					YES	<input checked="" type="radio"/> NO	N/A			
Will the security plan submitted be implemented?					YES	<input checked="" type="radio"/> NO	N/A			
Will State certified security personnel be used?					YES	<input checked="" type="radio"/> NO	<input checked="" type="radio"/> N/A			
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?					<input checked="" type="radio"/> YES	NO	N/A			
Will the applicant be using delivery bicycles? If yes, have you applied to DOT for bicycle rack? Delivery bicycles are to be clearly marked with the name of the restaurant and staff will wear attire clearly noting name. (please respond in space provided)					YES	<input checked="" type="radio"/> NO	N/A			
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)					YES	<input checked="" type="radio"/> NO	N/A			
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)					YES	NO	<input checked="" type="radio"/> N/A			
Will applicant provide contact information to neighbors and respond to complaints that arise?					<input checked="" type="radio"/> YES	NO	N/A			
Will you inform the Community Board office of your job openings and/or provide a hyperlink to your jobs webpage?					<input checked="" type="radio"/> YES	NO	N/A			
If you plan to have music, what type(s)?			<input checked="" type="radio"/> BACKGROUND	<input type="radio"/> LIVE MUSIC	<input type="radio"/> DJ					
BUILDING DESIGN										
Doors and windows will be closed when any amplified music is played and in the event of no amplified sound, will be closed by 11 PM Friday and Saturday and 10 PM on all other days.					YES	NO	<input checked="" type="radio"/> N/A			
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?					YES	NO	<input checked="" type="radio"/> N/A			
Do you agree to comply with DOB rules concerning a storm enclosure? Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front.)					<input checked="" type="radio"/> YES	NO	N/A			

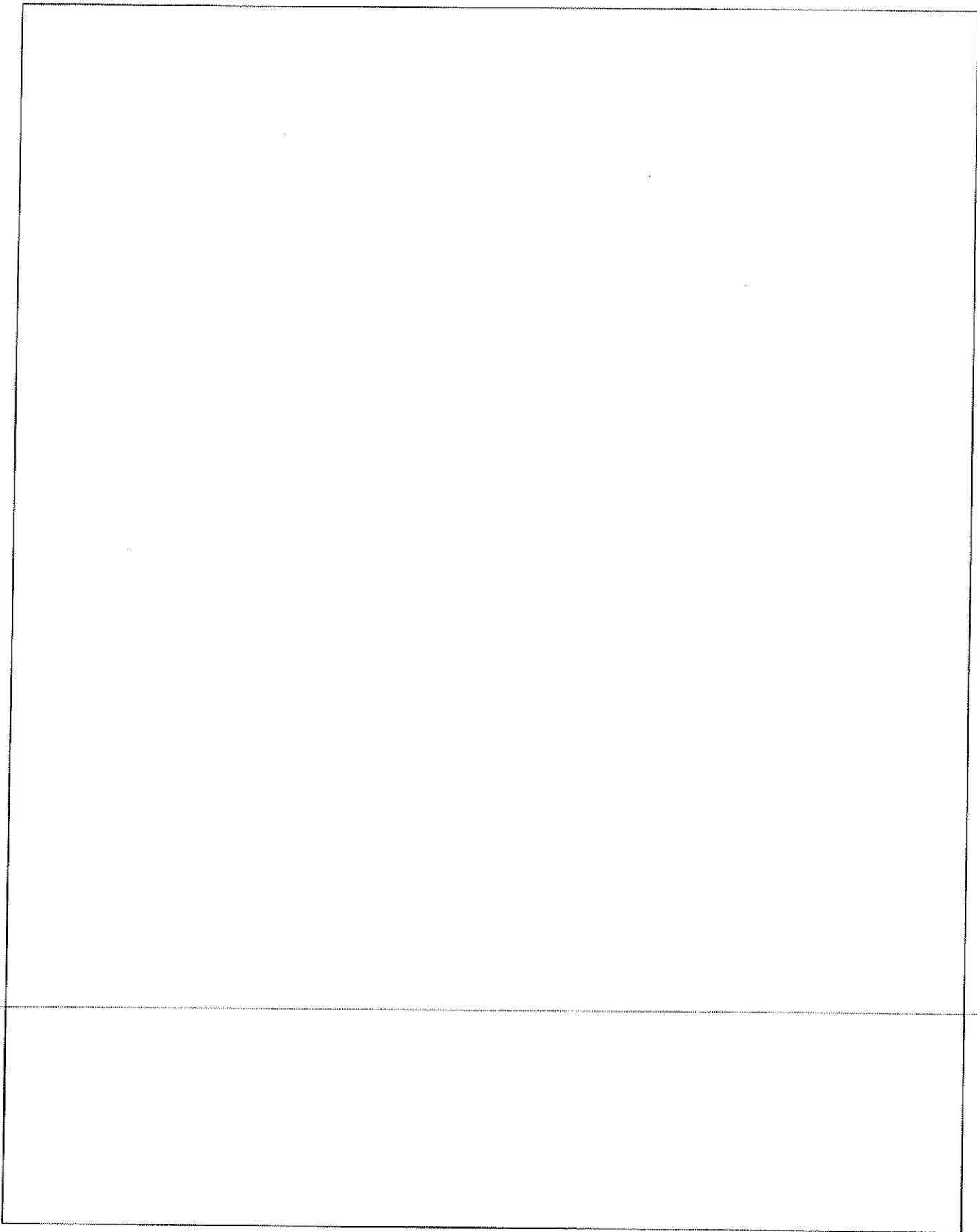
OUTDOOR ITEMS			
Will applicant use the rooftop, rear yard or any outdoor space?	YES	<input checked="" type="radio"/> NO	N/A
If yes to the above, the rear yard, rooftop, and any outdoor space will be closed and vacated by 11 PM on Friday & Saturday and 10 PM on all other days.	YES	NO	<input checked="" type="radio"/> N/A
The service and consumption of alcohol in the rear yard, on the rooftop, or in any other outdoor space will be only via seated food service.	YES	NO	<input checked="" type="radio"/> N/A
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	NO	<input checked="" type="radio"/> N/A
Applicant will do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes possibly working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.).	YES	NO	<input checked="" type="radio"/> N/A
Applicant will enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from diners by posting signs outside and also on menus asking for respect of the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor diners.	YES	NO	<input checked="" type="radio"/> N/A
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	<input checked="" type="radio"/> N/A

LOCATION & ZONING				
Primary Zoning District:	8B		Overlay (If Applicable):	N/A
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO	N/A	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	NO	N/A	
Is the 500 Foot Rule or 200 Foot Rule Triggerred? If yes, which? Please attach a diagram of the establishments that triggers the rule.	YES	<input checked="" type="radio"/> NO	N/A	
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO	N/A	
Are your plans filed with DOB?	YES	NO	N/A	
Building Type	<input type="radio"/> Residential <input checked="" type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe:			
Adjacent Buildings	<input type="radio"/> Residential <input type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input type="radio"/> Other, describe:			
NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1	16 th Street Ad Hoc Block Association		
	# 2			
	# 3			

ADDITIONAL INFORMATION: (Applicant Use)

ADDITIONAL NOTES: (Office Use Only)

ADDITIONAL STIPULATIONS: (Office Use Only)

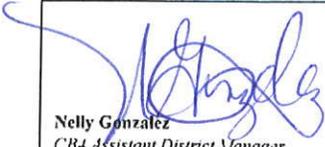


Manhattan Community Board 4 (MCB4) recommends:

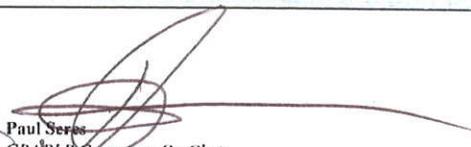
Denial unless all agreed to by applicant is part of the method of operation

Denial Approval

CB4 REPRESENTATIVES


Nelly Gonzalez
CB4 Assistant District Manager


Frank Holozubiec
CB4 BLP Committee Co-Chair


Paul Seres
CB4 BLP Committee Co-Chair

APPLICANT AGREEMENT WITH THE COMMUNITY

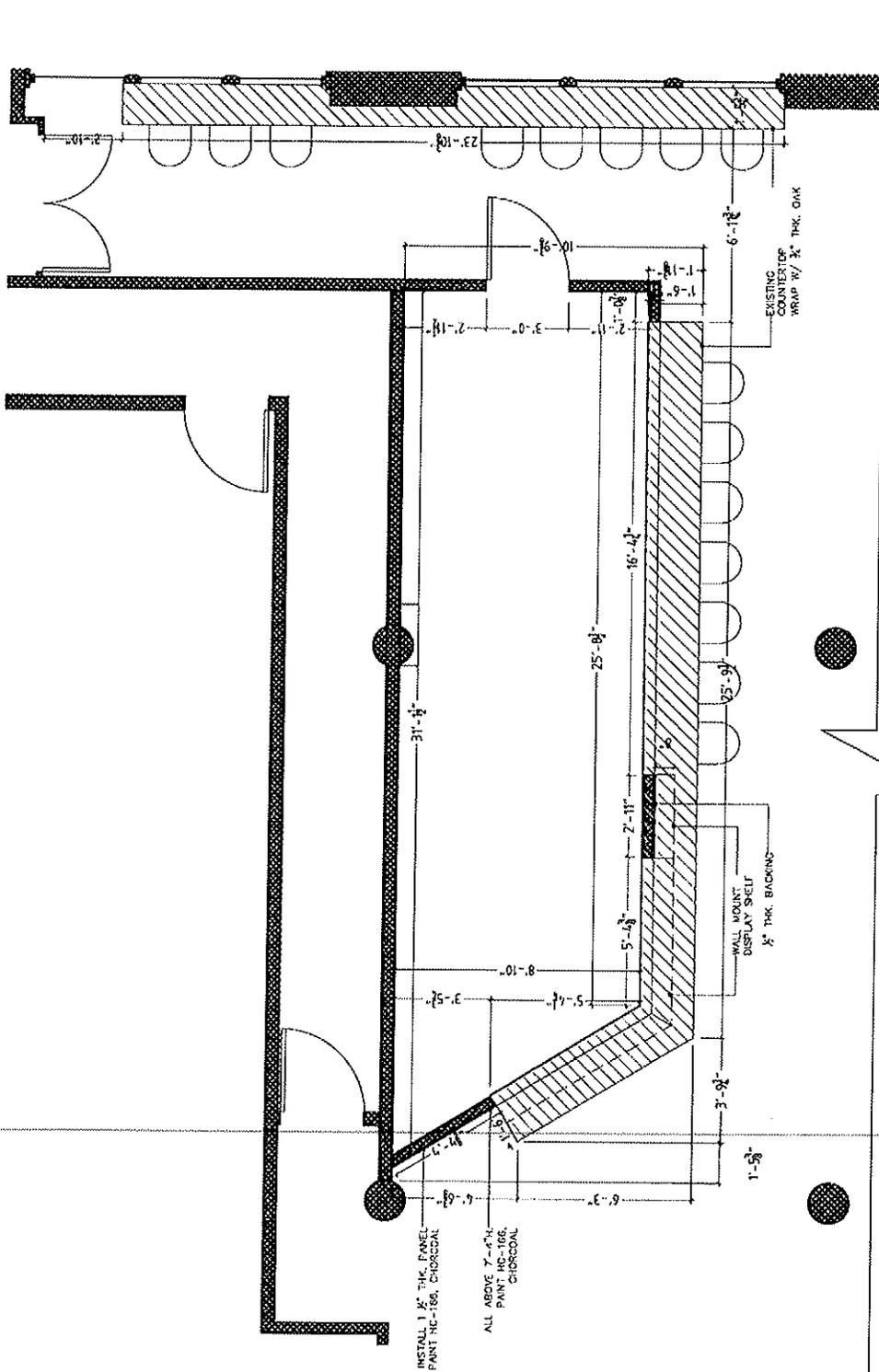
Pursuant to these stipulations, this applicant agrees to have these provisions incorporated in the method of operation of their liquor license. Additionally, the applicant agrees to the community agreements as the basis for the community supporting this application.

SIGN HERE →


SIGNATURE OF APPLICANT

DATE

3/11/14



Project

MOYERS
 3330 JEFFERSON AVENUE, SUITE 100
 DENVER, CO 80202

Title:

CONSTRUCTION

Phase: SD
 No.

Scale: 1/4" = 1'-0"

Date: 01/17/2014

Drawing by: DANA

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(sample dinner menu additional to lunch menu, subject to change. Seasonal.)

ANJU

banchan

seasonal korean side dishes (many pickled vegetables and meats, ask server for details)

mőkbar tteokboki

ricecakes. minced pork. fermented cabbage. 'mőkbar' gochujang sauce

korean lamb tartare

lamb filet. pickled daikon. asian pear. cucumber. scallion. quail egg. served with toast.

tteok kalbi wrap

kalbi steak served with rice cake wraps, seasonal kimchi, and ssamjang sauce (korean bean paste)

disco fries, mőkbar style

twice fried strings of thin fries. pork gravy made from ramen broth. cheese curd. spicy kimchi. crispy seaweed

fried rice, mőkbar style

pork belly. seasonal kimchi. 'mőkbar' gochujang sauce. fried egg.

bulgogi chicken liver on toast

chicken liver pate glazed with korean BBQ sauce, grilled crostini, fresh cilantro and chile

RAMEN

mökkbar CLASSIC

pork broth. pork belly. bean sprout. miso spinach.
pickled mushrooms.

KIMCHI CHIGAE*

pork broth. spicy stewed kimchi. pork belly. scallion.
crispy seaweed.

SOONDUBU CHIGAE*

pork broth. soft tofu. 'mökkbar' spicy paste. minced
pork.

DOENJANG CHIGAE

kombu and shiitaki mushroom broth. doenjang (kore-
an miso). tofu. pickled mushroom. zucchini. crispy
potato.

JAJANG

thick pork and black bean broth. pork belly. potato.
zucchini. onion. pickled daikon

*spicy

EXTRA TOPPING

kimchi
poached egg
crispy seaweed
blackened corn

OTHERS

BIBIM BOWL

miso spinach. beansprout. pickled wild mushroom.
seasonal vegetable. fried egg. 'mökkbar' spicy sauce.
choice of rice or ramen noodles.

K-WRAP

KFC *Korean fried chicken*. scallion pancake wrap.
pickled cucumber. charred scallion crema.

KOJI BURGER

dickson's special ground beef. 'mökkbar' burger sauce.
seasonal kimchi. crispy potato. cheddar cheese.
potato bun.

SNACKS

HALMONI'S DUMPLING:

ground pork. zucchini. tofu. kimchi.

CRISPY RICECAKE

brown butter. bacon. spicy gochujang sauce.

HOTTEOK

crispy korean yeast bread. honey. mixed nuts. sesame seed.

Exterior of building



Previous Space



