

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

| | | | |
|---|--|---|---|
| CORPORATION NAME | | DOING BUSINESS AS (DBA) | |
| HANARE CHELSEA LLC | | HANARE | |
| STREET ADDRESS | | CROSS STREETS | ZIP CODE |
| 311 West 17th Street | | 8th & 9th Avenues | 10011 |
| OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i> | NAME: | Please see attached | ATTORNEY/ REPRESENTATIVE |
| | PHONE: | | |
| | EMAIL: | | |
| MANAGER | NAME: | TBD | LANDLORD |
| | PHONE: | | |
| | EMAIL: | | |
| | | NAME: | Valerie Karasz, Esq., Buchman Law Firm |
| | | PHONE: | (212) 889-4220 |
| | | EMAIL: | vkarasz@buchmanlaw.com |
| | | NAME: | 311 W 17 LLC c/o Kingman Management |
| | | PHONE: | (212) 691-6868 |
| | | EMAIL: | Judy@kingmanre.com |
| APPLICATION TYPE (Check One) | | | |
| <input checked="" type="radio"/> New | Has applicant owned or managed a similar business? | | <input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> None in NYC |
| | What is/was the name and address of establishment? | | Over 795 restaurants throughout Asia |
| | What were the dates applicant was involved with this former premise? | | Currently |
| <input type="radio"/> Transfer | What is the prior 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 type="radio"/> Liquor/Wine/Beer <input type="radio"/> Beer <input checked="" type="radio"/> Wine & Beer | | |
| 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 After CB Committee meeting |
| 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. | | YES | <input checked="" 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 |

HANARE CHELSEA LLC d/b/a HANARE
311 West 17th Street, New York, NY 10011
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List of Owners

| <u>Name</u> | <u>Title</u> | <u>Phone</u> | <u>Email</u> |
|---------------------------------|--|---------------------|---------------------------------|
| Create Restaurants NY Inc. | Sole LLC Member/100% Owner of Applicant | | |
| Create Restaurants Holding Inc. | Sole Shareholder/ 100% Owner of Create Restaurants NY Inc. (Publicly-traded on Tokyo Stock Exchange) | | |
| Takakazu Tanaka | CEO of Create Restaurants NY Inc. | (+81) 03-5432-9538 | Tanaka@createrestaurants.com |
| Naoki Takahashi | President of Applicant | (+81) 80-9870-5649 | Takahashi@createrestaurants.com |

Note, Mr. Takahashi will be moving to New York City in Fall 2016. Questions may be directed locally to either corporate counsel, Noriko Motegi (212-575-7900; nmotegi@balloonstoll.com), or to liquor counsel, Valerie Karasz (212-889-4220; vkarasz@buchmanlaw.com).

| OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons) | | | | | | | | |
|--|--|---|--|-------------------------------------|---|-----------------------------------|------------------------------------|--------|
| HOURS* <i>(Indoor Only)</i> | | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY | SUNDAY |
| | Operation | 6 pm-11 pm | " | " | " | " | Noon-11 pm | " |
| | Kitchen | Noon-11 pm | " | " | " | " | 10 am-11 pm | " |
| | Music | 6 pm-11 pm | " | " | " | " | Noon-11 pm | " |
| If you plan to have music, what type(s)? (Circle all that apply) | | | <input checked="" type="checkbox"/> BACKGROUND | <input type="checkbox"/> LIVE MUSIC | <input type="checkbox"/> DJ | <input type="checkbox"/> JUKE BOX | <input type="checkbox"/> KARAOKE | |
| OCCUPANCY | | | | | | | | |
| | 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 Stand-Up Bar | |
| INSIDE | 64 | 64 | 19 | 52 | 0 | 0 | 0 | |
| OUTSIDE <i>(Other than sidewalk cafe)</i> | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
| SIDEWALK CAFE | N/A | N/A | N/A | N/A | | | | |
| How many floors are there? What is the capacity for each floor? | | | | | 2 floors (ground flr. & basement); 64 on dining floor | | | |
| How frequently will the owner(s) be at the establishment? | | | | | Principal Nakahashi will be there regularly | | | |
| Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing? | | | | | YES | <input checked="" type="radio"/> | | |
| Will applicant have bottle or table service for beverage alcohol? | | | | | YES | <input checked="" type="radio"/> | | |
| Will you be hosting private; promotional or corporate events? | | | | | YES | <input checked="" type="radio"/> | | |
| Will outside promoters be used on a regular basis? If yes please describe. | | | | | YES | <input checked="" type="radio"/> | | |
| Will you have a security plan? If, yes please attach. | | | | | YES | <input checked="" type="radio"/> | | |
| Will security plan be implemented? | | | | | YES | <input checked="" type="radio"/> | N/A | |
| Will State certified security personnel be used? | | | | | YES | <input checked="" type="radio"/> | N/A | |
| Will New York Nightlife Association and NYPD Best Practices be followed? | | | | | YES | <input checked="" type="radio"/> | N/A | |
| Will applicant be using delivery bicycles? If yes, how many? | | | | | YES | <input checked="" type="radio"/> | | |
| 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 | <input checked="" type="radio"/> | N/A | |
| Where will delivery bicycles be stored during the day when not in use? | | | | | N/A | | | |

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

| Community Notification/Relations | | | |
|--|-----|--|----------------------------------|
| 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 | # 1 | Please see attached list. | |
| | # 2 | | |
| | # 3 | | |
| | # 4 | | |
| | # 5 | | |
| Please provide dates when applicant met with the groups listed above. | | N/A - Sent email only | |
| Who was your contact person at each group you met with? | | N/A | |
| When did applicant post the notice that was provided? | | July 29, 2016 | |
| Where did applicant post the notice that was provided? | | Exterior of Premises on paper covering front windows | |
| 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"/> | NO (212) 586-0803 |
| Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage? | | YES | <input checked="" type="radio"/> |

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Community Notification/Relations

On July 28, 2016, Valerie Karasz sent introductory emails and copies of the CB Meeting Notice to the following community members and block associations:

- Bill Borock at wborock@hotmail.com
- 100 West 16th St. Block Associations: Paul Groncki at paul@groncki.com.
- 100 West 16th St. Block Associations: Eric Bomze at eric.bomze@gmail.com
- 100 West 16th St. Block Associations: Elizabeth Zechella at ezechella@gmail.com
- 200 West 16th Street Block Association: Will Rogers at willrogers@gmail.com
- 300 West 18/19 Street Block Association: Cheryl Kupper at clkupper@aol.com
- 300 West 18/19 Street Block Association: Laura Evans at laura14evans@gmail.com
- 200 West 19th/20th/21st/22nd/23rd Streets Block Association: Pamela Wolff at pamela@angel.net
- 200 West 19th/20th/21st/22nd/23rd Streets Block Association: Dottie Francoure at dfranco243@earthlink.net
- 200 West 19th/20th/21st/22nd/23rd Streets Block Association: Pat Cooke at fcmgt@me.com
- 200 West 19th/20th/21st/22nd/23rd Streets Block Association: Merle Lister at merle.levine@gmail.com
- Fulton House Tenant Association: Miguel Acevedo at acevedoandassociates@gmail.com

On July 29, 2016, Valerie Karasz hand delivered introductory letters and copies of the CB Meeting Notice to twenty residential buildings on West 17th Street (btwn 8th & 9th Aves). In addition, she delivered similar letters and the Notice to other buildings that abut the back of the proposed premises – two residential buildings on 8th Avenue and two residential buildings on West 18th Street.

| BUILDING DESIGN | | | |
|---|---|-------------------------------------|--|
| State the name and type of business previously located in the space. | Restaurant; Princessa 62 Corp d/b/a Suenos 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 | See above (Serial No. OP 1139717) |
| Do you plan any changes to the existing façade? If yes, please describe. | <input checked="" type="radio"/> YES | <input type="radio"/> NO | Removing front windows; replace with wall. |
| Will applicant have a vestibule within the establishment? | YES | <input checked="" type="radio"/> NO | |
| Will applicant use a storm enclosure? | YES | <input checked="" type="radio"/> NO | |
| Will applicant not place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law? | YES | <input checked="" 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 checked="" type="radio"/> YES | <input checked="" 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? | YES | <input checked="" 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? | 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? | YES | <input checked="" type="radio"/> NO | N/A |
| 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? | YES | <input checked="" type="radio"/> NO | |
| Will the establishment have a canopy extending over the sidewalk? | YES | <input checked="" type="radio"/> NO | |
| Where will the air conditioner be located? What type is it? | Top of roof; standard central air units | | |
| When was the air conditioner installed? | New air conditioners to be installed Oct/Nov 2016 | | |

N/A

| OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ | | | |
|--|-----|----|---|
| Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy? | YES | NO | |
| Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)? | YES | NO |  |
| Are the floorplans for the outdoor space(s) included? | YES | NO | |
| Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days? | YES | NO | |
| Will the service and consumption of alcohol in any outdoor space only be via seated food service? | YES | NO | |
| Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)? | YES | NO | |
| Will there be no amplified music, as per the law? | YES | NO | |
| If amplified sound is played inside the establishment, will windows and doors be closed? | YES | NO | |
| Will applicant agree to post signs outside asking customers to respect the neighbors'? | YES | NO | |
| Will applicant agree to train staff to encourage a peaceful environment? | YES | NO | |
| Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments) | YES | NO | |
| Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors? | YES | NO | |

N/A

| OUTDOOR ITEMS – 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 cafe? | 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 closes obstruction including construction barricades? | YES | NO |

ADDITIONAL STIPULATIONS: (Office Use Only)

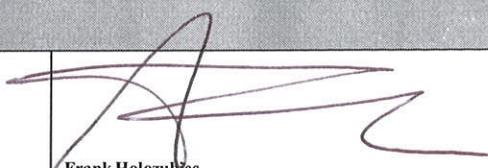
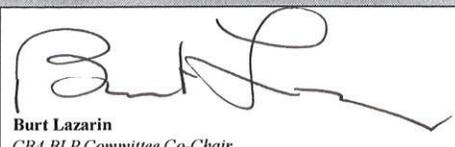
To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

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: | <input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation <input type="radio"/> Denial <input type="radio"/> Approval |
|--|---|

CB4 REPRESENTATIVES

| | | |
|---|---|---|
|  Nelly Gonzalez <i>CB4 Assistant District Manager</i> |  Frank Holozubec <i>CB4 BLP Committee Co-Chair</i> |  Burt Lazarin <i>CB4 BLP Committee Co-Chair</i> |
|---|---|---|

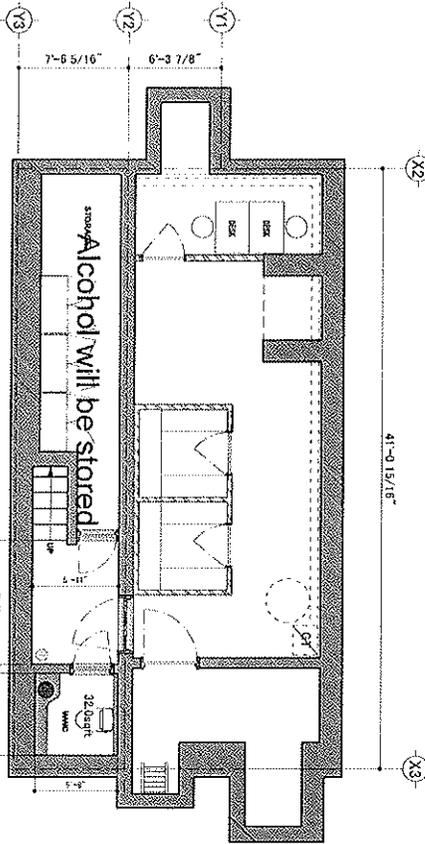
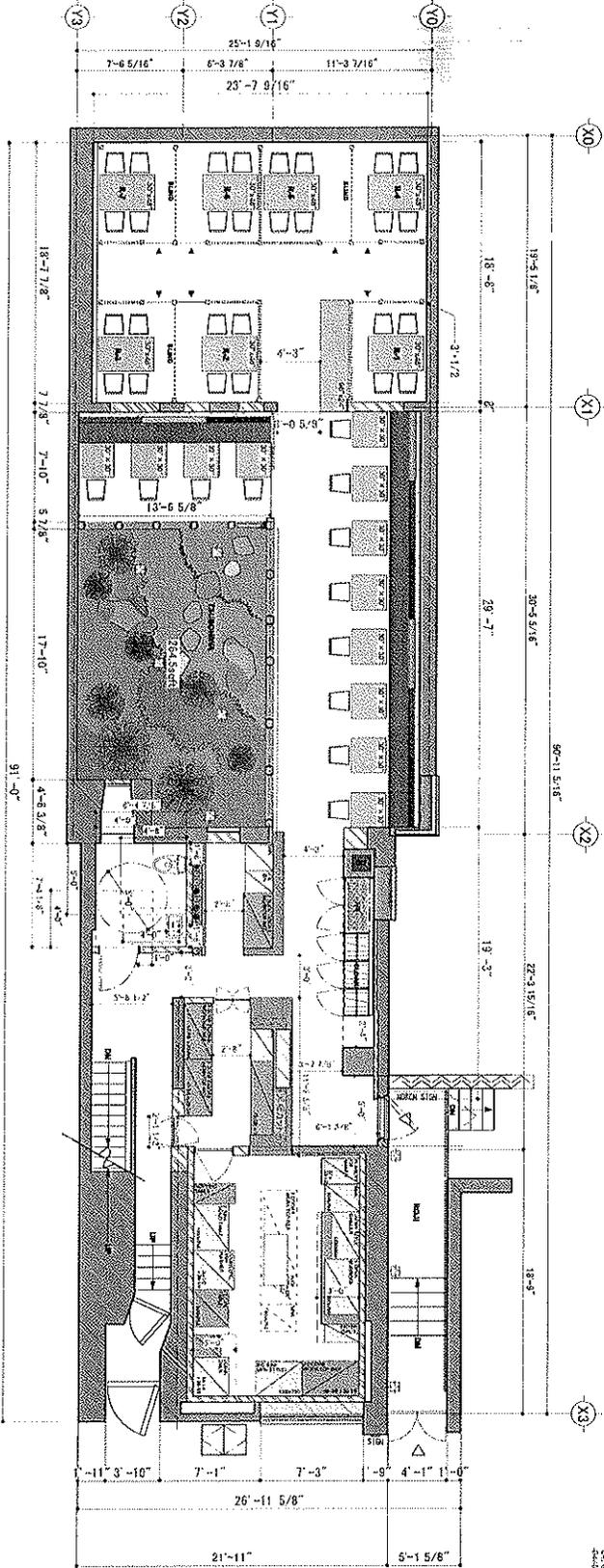
APPLICANT AGREEMENT WITH THE COMMUNITY

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.

| | | | |
|--------------------|---|------------------------|------|
| SIGN HERE → | Naoki Takahashi PRINT NAME OF APPLICANT | SIGNATURE OF APPLICANT | DATE |
|--------------------|---|------------------------|------|

VALERIE KARASZ  8/9/16

| AREA | SEAT | AREA(ft ²) | % | SQFT | SQFT |
|---------|-------------|------------------------|------|------------|------------|
| HALL | 25 | 115.2m/34.76T | 59% | 1240.0sqft | 1240.0sqft |
| HANNARE | 28 | 41.1m/12.4T | 21% | 442.4sqft | 442.4sqft |
| KITCHEN | | 27.1m/8.20T | 14% | 291.7sqft | 291.7sqft |
| BOJL | | 11.0m/3.32T | 6% | 118.4sqft | |
| TOTAL | 52SEAT/05ST | 194.4m/58.68T | 100% | 2092.5sqft | 1974.1sqft |
| 24名席 | 8 seats | 16 seat | 30% | | |
| 4名席 | 9 seats | 36 seat | 70% | | |
| 6名席 | 0 seats | 0 seat | 0% | | |
| TOTAL | 17 seats | 52 seat | 100% | | |



PLAN B
04.30.2016
04.30.2016

| | | | | | | | | |
|--|--|----------|----------|-------------|----------|----------------|------|------|
| create restaurants holdings inc. 311 West 17th Street New York, NY 10019 | Super Paprika Corp. 214 East 69th Street R2E New York NY 10001 T: 646-327-6279 F: 212-777-8916 info@super-paprika.com | 06/00/00 | No. Date | Issue Notes | No. Date | Revision Notes | Zone | Appr |
| | | 00/00/00 | No. Date | Issue Notes | No. Date | Revision Notes | Zone | Appr |



RENTAL SPACE
FOR LEASE

Joe Johnson
646-780-4913
http://www.eastcoastrealty.com

EAST
COAST
CONSOLIDATED
REALTY

SUNSHINE

D BEVE



311 West 17th Street

Kingsman Management

ROCK

ROCK GROUP NY CORP

SHED
SCAFFOLD & HOIST

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 OFFICE OF THE
 CLERK OF THE BOARD OF TAXATION
 100 N. LAUREL STREET, CHICAGO, IL 60610
 TEL: (773) 321-1000

PUBLIC NOTICE

Business License and Renewal Commission
 will receive an application submitted by:

**Hanare Chelsea LLC
 d/b/a Hanare
 311 W. 17th Street**

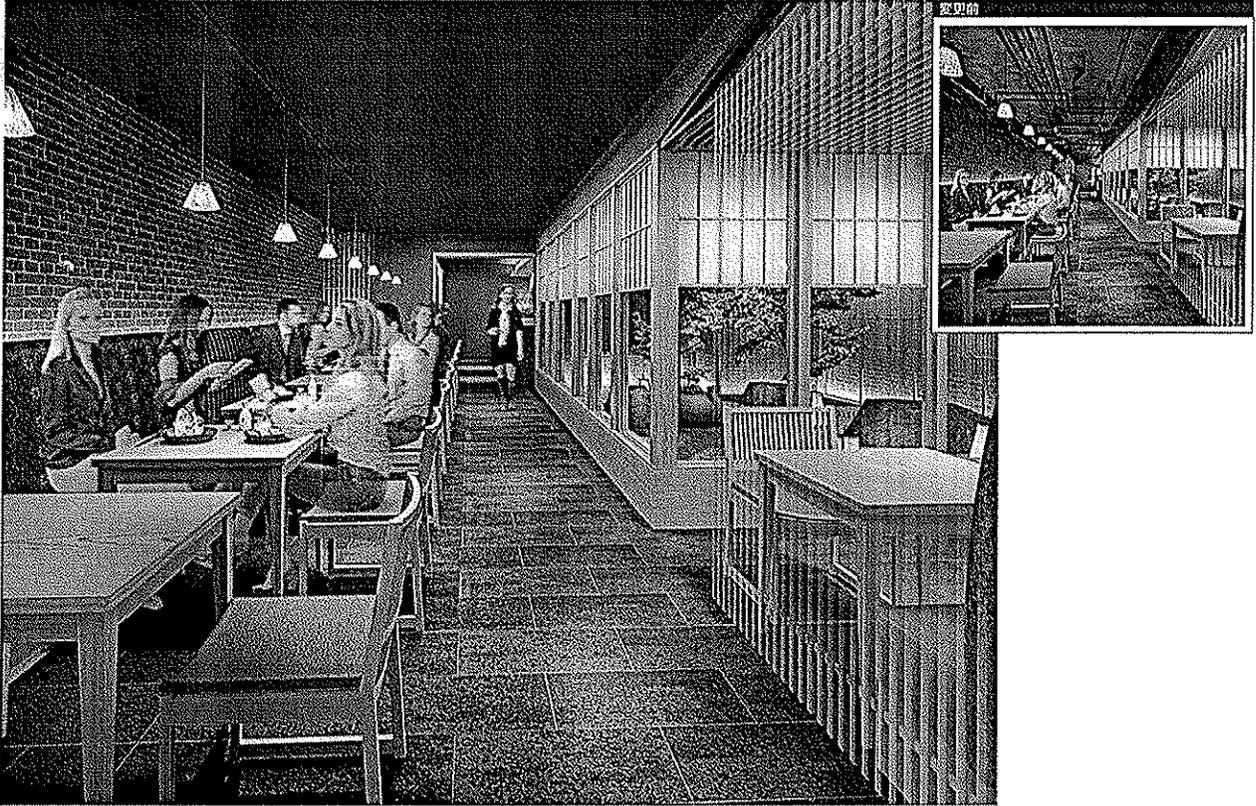
Application for a Business License and Renewal
 License

DATE: Tuesday, August 1, 2017
 TIME: 6:00 PM
 PLACE: 100 N. LAUREL STREET, CHICAGO, IL 60610

FOR MORE INFORMATION, PLEASE CONTACT THE CLERK OF THE BOARD OF TAXATION
 AT (773) 321-1000.

dated.com







ted.com

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