



THE CITY OF NEW YORK  
 MANHATTAN COMMUNITY BOARD 3  
 59 East 4th Street - New York, NY 10003  
 Phone: (212) 533-5300 - Fax: (212) 533-3659  
 www.cb3manhattan.org - info@cb3manhattan.org

Gigi Li, Board Chair

Susan Stetzer, District Manager

**Community Board 3 Liquor License Application Questionnaire**

Please bring the following items to the meeting:

**NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.**

- Photographs of the inside and outside of the premise.
- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.
- Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website:  
[http://www.nyc.gov/html/mancb3/html/communitygroups/community\\_group\\_listings.shtml](http://www.nyc.gov/html/mancb3/html/communitygroups/community_group_listings.shtml)
- Photographs of proof of conspicuous posting of meeting with newspaper showing date.
- If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments.

Check which you are applying for:

- new liquor license       alteration of an existing liquor license       corporate change

Check if either of these apply:

- sale of assets       upgrade (change of class) of an existing liquor license

Today's Date: 08/01/2016

**If applying for sale of assets, you must bring letter from current owner confirming that you are buying business or have the seller come with you to the meeting.**

Is location currently licensed?  Yes  No    Type of license: RW341

If alteration, describe nature of alteration: \_\_\_\_\_

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Houglass Holdings Inc. d.b.a. Boka

**APPLICANT:**

Premise address: 9 St. Marks Place

Cross streets: Second & Third Avenue

Name of applicant and all principals: Houglass Holdings Inc., James Lim

Trade name (DBA): Boka

**PREMISE:**

Type of building and number of floors: Residential/Commercial 5 floors

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages? (includes roof & yard)  Yes  No If Yes, describe and show on diagram: \_\_\_\_\_

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use?  Yes  No What is maximum NUMBER of people permitted? \_\_\_\_\_

Do you plan to apply for Public Assembly permit?  Yes  No

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):

R8B

**PROPOSED METHOD OF OPERATION:**

Will any other business besides food or alcohol service be conducted at premise?  Yes  No

If yes, please describe what type: Korean

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) Sunday - Thursday 11:00am - 2:00am; Friday - Saturday 11:00am - 3:00am

Number of tables? 16 Total number of seats? 70

How many stand-up bars/ bar seats are located on the premise? 8 seats

(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)

Describe all bars (length, shape and location): Bar also serves as a prep area (ie. water & side dishes)

Does premise have a full kitchen  Yes  No?

Does it have a food preparation area?  Yes  No (If any, show on diagram)

Is food available for sale?  Yes  No If yes, describe type of food and submit a menu

What are the hours kitchen will be open? 10am to closing

Will a manager or principal always be on site?  Yes  No If yes, which? \_\_\_\_\_

How many employees will there be? 20

Do you have or plan to install  French doors  accordion doors or  windows?

Will there be TVs/monitors?  Yes  No (If Yes, how many?) 2

Will premise have music?  Yes  No

**LOCATION:**

How many licensed establishments are within 1 block? 40

How many On-Premise (OP) liquor licenses are within 500 feet? 23

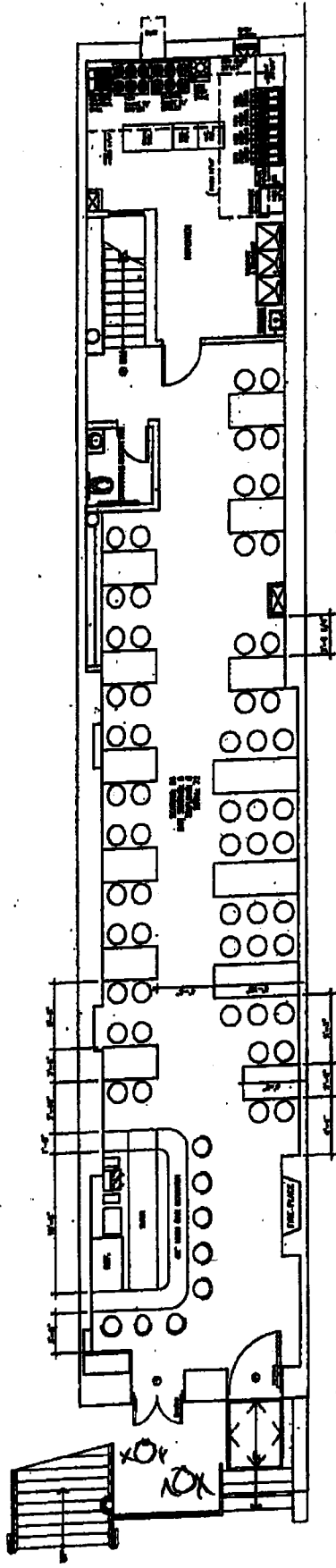
Is premise within 200 feet of any school or place of worship?  Yes  No

**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. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary).

*We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.*

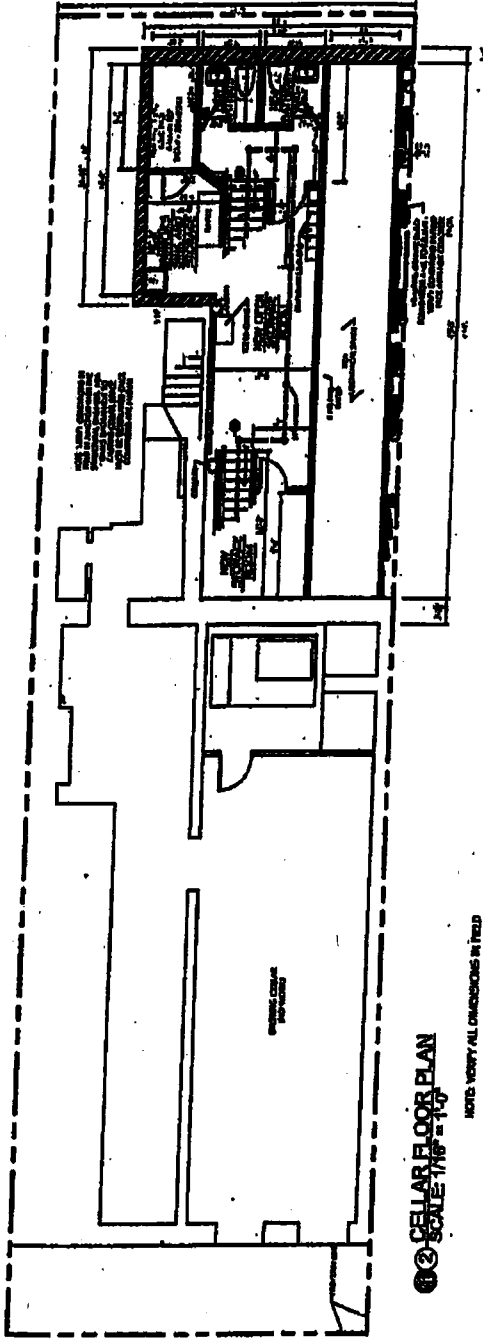
1.  I agree to close any doors and windows at 10:00 P.M. every night?
2.  I will not have  DJs,  live music,  promoted events,  any event at which a cover fee is charged,  scheduled performances,  more than \_\_\_\_ DJs/ promoted events per \_\_\_\_,  more than \_\_\_\_ private parties per \_\_\_\_
3.  I will play ambient recorded background music only.
4.  I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
5.  I will not seek a change in class to a full on-premise liquor license. Or  my business plan is to seek an upgrade at a later date.
6.  I will not participate in pub crawls or have party buses come to my establishment.
7.  I will not have a happy hour. Or  Happy hour will end by \_\_\_\_\_.
8.  I will not have wait lines outside.  There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.
9.  Residents may contact the manager/owner at the following phone number. Any complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.



Basement

SCALE 1/8" = 1'-0"

NOTE: VERIFY ALL DIMENSIONS IN FIELD



SCALE 1/8" = 1'-0"

NOTE: VERIFY ALL DIMENSIONS IN FIELD

ST. MARYS PLACE

List of Licenses within 500ft

Name	Address
TAISHO INC	9 ST MARKS PLACE
KANAE INC	11 ST MARKS PLACE
AUANTHAI INC	7 ST MARKS PLACE
LEX 18 INC	5 ST MARKS PLACE BASEMENT
MARCO'S 88 INC	15 ST MARKS PL
THIRD AVE & ST MARKS INC	25 3RD AVE
P P K BAR & RESTAURANT INC	2 ST MARKS PLACE
N Y RESTAURANT SUPPLIES INC	29 3RD AVE AKA 6 STUYVESANT ST
SHARAKU INC	14-16 STUYVESANT ST
N Y RESTAURANT SUPPLIES INC	29 3RD AVE 2ND FL
CHIPOTLE MEXICAN GRILL OF COLORADO LLC	19-23 SAINT MARKS PLACE
BORIS TAVERN INC	20 ST MARKS PLACE
HASAKI RESTAURANT INC	210 E 9TH STREET
E OCHI INC	218 E 9TH ST
TSAMPA INC	212 E 9TH ST
9TH STREET VENTURE LTD	232 E 9TH STREET
HINOMARU INC	25 ST MARKS PLACE
CLOISTER EAST INC,THE	238 E 9TH STREET
TOKYO MAMA INC	240 E 9TH STREET
29 ST MARKS PLACE REST INC	29 ST MARKS PLACE
HUNG TA CORP	31 ST MARKS PLACE
NEW	231 E 9TH ST
JIM GILES CORP	109 E 9TH STREET

# 9 St. Marks Place

Legend

**LEGEND**

- On-Premises Licenses
  - On-Premises Liquor
  - On-Premises Wine and Beer
  - On-Premises Beer
- Off-Premises Licenses
  - Off-Premises Liquor
  - Off-Premises Wine
  - Off-Premises Beer
- Wholesale Licenses
- Pending Licenses
- All Licenses
- On-Premises Liquor
- On-Premises Wine and Beer
- On-Premises Beer
- Off-Premises Liquor
- Off-Premises Wine
- Off-Premises Beer
- Wholesale
- Pending
- Churches
- Schools
- Zones
  - Community\_Boards
  - Police\_Precincts
  - Cannas

