



# THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

www.cb3manhattan.org - info@cb3manhattan.org

Jamie Rogers, 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: January 23, 2017

**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: Prior RW license expired on 4/30/15

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

Previous or current use of the location: Restaurant

Corporation and trade name of current license: n/a

### APPLICANT:

Premise address: 228 E. 10th Street, New York, NY 10003

Cross streets: First and Second Avenues

Name of applicant and all principals: Simon Xi, Takanori Akiyama, Karen Lin, and Natalie Graham

Trade name (DBA): Tsukimi

**PREMISE:**

Type of building and number of floors: Mixed Use - 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? 74

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 with 12C commercial overlay

**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: \_\_\_\_\_

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) 6pm - 12pm (Tuesday - Sunday). Closed Monday.

Number of tables? 4 Total number of seats? 8

How many stand-up bars/ bar seats are located on the premise? 1 Sushi Styled Food Counter with 10 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): L Shaped (18' by 6')

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  
Japanese Kaiseki styled tasting menu

What are the hours kitchen will be open? All hours of open operation

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

How many employees will there be? 6

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

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

Will premise have music?  Yes  No

If Yes, what type of music?  Live musician  DJ  Juke box  Tapes/CDs/iPod

If other type, please describe \_\_\_\_\_

What will be the music volume?  Background (quiet)  Entertainment level

Please describe your sound system: iPod with simple speakers \_\_\_\_\_

Will you host any promoted events, scheduled performances or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? No

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. (Please do not answer "we do not anticipate congestion.")

Will there be security personnel?  Yes  No (If Yes, how many and when) \_\_\_\_\_

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans.

Do you have sound proofing installed?  Yes  No

If not, do you plan to install sound-proofing?  Yes  No

#### **APPLICANT HISTORY:**

Has this corporation or any principal been licensed previously?  Yes  No

If yes, please indicate name of establishment: SakaMai LLC

Address: 157 Ludlow Street Community Board # 3

Dates of operation: Open since 2012

**If you answered "Yes" to the above question, please provide a letter from the community board indicating history of complaints or other comments.**

Has any principal had work experience similar to the proposed business?  Yes  No If Yes, please attach explanation of experience or resume.

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name and describe type of business Just approved for a RW license at 177 1st Avenue

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, if any.

Attach a separate diagram that indicates the location (**name and address**) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate **Bar**, **Restaurant**, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

**LOCATION:**

How many licensed establishments are within 1 block? <sup>12</sup> \_\_\_\_\_

How many On-Premise (OP) liquor licenses are within 500 feet? <sup>14</sup> \_\_\_\_\_

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

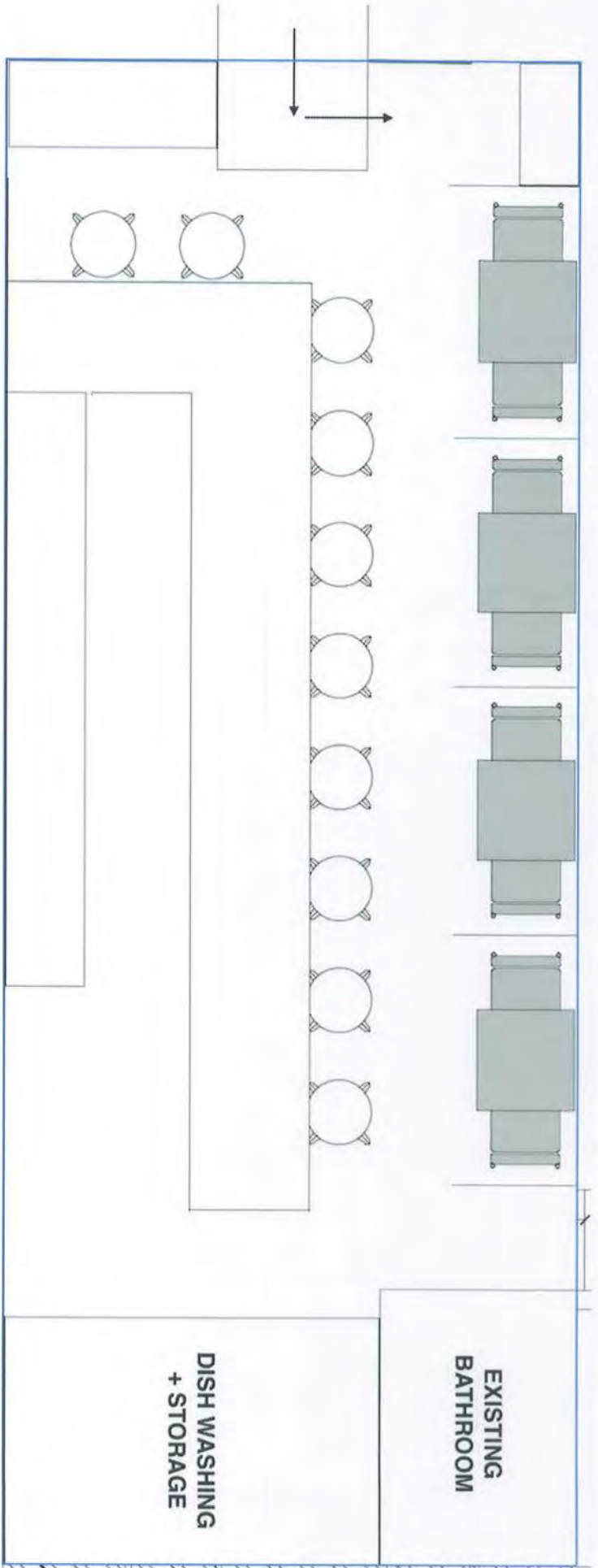
**COMMUNITY OUTREACH:**

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.

228 E. 10<sup>th</sup> Street, New York, NY 10003  
TKM 228 E. 10<sup>th</sup> St LLC



## **Tsukimi Kaiseki Menu**

**\$85 pp**

SAKIZUKE (amuse-bouche)  
sesame tofu. sea urchin. dashi soy sauce

OSHINOGI (small bite of rice or noodle)  
vegetable temari sushi

OWAN (soup course)  
turnip soup. shrimp cake. yuzu zest

MUKOUZUKE (sashimi course)  
tuna sashimi. hamachi sashimi. fluke sashimi

HASSUN (assorted appetizer course)  
sake steamed abalone. fried ginkgo nut. monk fish liver. karasumi daikon.

YAKIMONO (grilled course)  
miso marinated black cod fish

AGEMONO (fried course)  
lobster tempura

SHIMEMONO (rice or noodle course)  
homemade udon noodle. dashi soy sabayon. ikura

KANMI (dessert)  
yogurt meringue mousse. kinako anglaise sauce

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# Proximity Report for Location:

January 23, 2017

228 E 10 St, New York, NY, 10003

\* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

## Closest Liquor Stores

Name	Address	Approx. Distance
SAKAYA INC	324 E 9TH STREET (WEST STORE)	355 ft
MIAT LIQUORS INC	166 2ND AVE	470 ft
FUNG SING INC	138 1ST AVENUE	520 ft
WINESHOP LLC	438 A E 9TH ST	880 ft
CARMAD INC	224 226 1ST AVE	1010 ft
MRN LIQUOR INC	16 SAINT MARKS PL	1040 ft
CONVIVE PARTNERS LLC	196 AVENUE A	1205 ft

## Churches within 500 Feet

Name	Approx. Distance
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## Schools within 500 Feet

Name	Address	Approx. Distance
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## On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
IMMIGRANT WINE BAR LLC, THE	341 E 9TH ST	205 ft
EAST VILLAGE HOSPITALITY LLC	242 E 10TH ST	240 ft
JCDC LLC	163 1ST AVENUE	275 ft
LOVE PICIN INC	153 1ST AVENUE	295 ft
PARLOR RESTAURANT LLC	166 1ST AVE	300 ft
A VENIERO INC	342 EAST 11TH STREET	315 ft
JARLENE CORP	160 1ST AVE	340 ft
LETTA #1 LLC	160 2ND AVE	420 ft
TAQUERIA SAINT MARKS PLACE INC	79 SAINT MARKS PL	440 ft
BARMAR LLC	77 ST MARKS PLACE	475 ft
75 ST MARKS PLACE LLC	75 ST MARKS PL	480 ft
HONEY RYDER LLC	147 149 2ND AVE	490 ft
CHEAPSHOTS INC	140 1ST AVENUE	490 ft
155 SECOND AVE REST INC	155 2ND AVENUE	490 ft
149 SECOND AVE REST INC	149 2ND AVENUE	510 ft
J & K RES ENTERPRISES INC	140 142 2ND AVENUE	520 ft
WEN ZI INC	157 2ND AVE	525 ft
SCHEIB S PLACE INC	80 ST MARKS PLACE	535 ft

Name	Address	Approx. Distance
PEPRICO INC	182 2ND AVE	555 ft
DUCKS EATERY EV LLC	351 E 12TH ST	555 ft
LITTLE REBEL INC	134 1ST AVE	560 ft
JUDEX ENTERPRISES INC	178 2ND AVENUE	570 ft
MSB RESTAURANTS LLC	151 2ND AVE	575 ft
ST MARKS ENTERPRISES INC	132 1ST AVENUE	585 ft
CHURCH & LOUIS INC	180 2ND AVE	590 ft
39 ST MARKS INC	41 ST MARKS PLACE	600 ft
PARMYS KABOB AND GRILL INC	125 127 1ST AVE	610 ft
TWO AND EIGHT GOURMET LTD	132 2ND AVENUE	630 ft
HEARTH RESTAURANT INVESTORS LLC	403 E 12TH ST	645 ft
CRIF DOGS ENTERPRISES INC	113 ST MARKS PLACE	645 ft
BEEP BEEP NYC LLC	201 1ST AVE	670 ft
YORI NYC CORP	119 1ST AVE	680 ft
NEW STATFORD RESTAURANT INC	121 ST MARKS PLACE	685 ft
V M N RESTAURANT INC	302 E 12TH STREET	690 ft
TOMKIN SQUARE KIDS INC	73 75 E 7TH STREET	695 ft
NEW	231 E 9TH ST	695 ft
1465 CDM INCORPORATED	126 1ST AVENUE	700 ft
CULLEN RESTAURANT INC	118 ST MARKS PLACE	700 ft
BLUE & GOLD BAR INC	79 E 7TH STREET	705 ft
BUA NEW YORK LLC	122 SAINT MARKS PLACE	705 ft
81 EAST 7TH PASTRY SHOP CORP	81 EAST 7TH STREET	710 ft
MADDSG LLC	301 E 12TH ST	715 ft
K BLOOM REALTY LLC	192 2ND AVE	715 ft
LOCO 124 INC	124A 2ND AVE	715 ft
HUNG TA CORP	31 ST MARKS PLACE	740 ft
GETURDUN EZ LLC	120 1/2 1ST AVENUE	745 ft

### Pending Licenses within 750 Feet

Name	Address	Approx. Distance
AGN RESTAURANT LLC	166 1ST AVE	360 ft
143 RESTAURANT CORP	143 1ST AVENUE	385 ft
SONS OF BROOKLYN LLC	424 E 9TH ST	525 ft
LA MERIDIANA I LTD	176 2ND AVE	535 ft
RIVKA INC	101 ST MARKS PLACE	595 ft
PJ RESTAURANT INC	302 E 12TH ST	600 ft
TKRC 5 LLC	128 2ND AVE	675 ft
98 FAVOR TASTE RESTAURANT INC	37 SAINT MARKS PL	740 ft

### Unmapped licenses within zipcode of report location

Name	Address

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____



**State Liquor Authority**

**Standardized NOTICE FORM for Providing 30-Day Advanced Notice to a Local Municipality or Community Board**

(Page 1 of 2 of Form)

1. Date Notice Was Sent:  1a. Delivered by:

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License  
 New Application  Renewal  Alteration  Corporate Change  Removal  Class Change

For **New** applicants, answer each question below using all information known to date.  
 For **Renewal** applicants, set forth your approved Method of Operation only.  
 For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s).  
 For **Corporate Change** applicants, attach a list of the current and proposed corporate principals.  
 For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation.  
 For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type.

**This 30-Day Advance Notice is Being Provided to the Clerk of the following Local Municipality or Community Board**

3. Name of Municipality or Community Board:

**Applicant/Licensee Information**

4. License Serial Number, if Applicable:  Expiration Date, if Applicable:

5. Applicant or Licensee Name:

6. Trade Name (if any):

7. Street Address of Establishment:

8. City, Town or Village:  ,NY Zip Code:

9. Business Telephone Number of Applicant/Licensee:

10. Business Fax Number of Applicant/Licensee:

11. Business E-mail of Applicant/Licensee:

12. Type(s) of Alcohol sold or to be sold:  Beer & Cider  Wine, Beer & Cider  Liquor, Wine, Beer & Cider

13. Extent of Food Service:  Full food menu; Full Kitchen run by a chef or cook  Menu meets legal minimum food availability requirements; Food prep area at minimum

14. Type of Establishment:

15. Method of Operation: (Check all that apply)  
 Seasonal Establishment  Juke Box  Disc Jockey  Recorded Music  Karaoke  
 Live Music (Give details: i.e. rock bands, acoustic, jazz, etc.):   
 Patron Dancing  Employee Dancing  Exotic Dancing  Topless Entertainment  
 Video/Arcade Games  Third Party Promoters  Security Personnel  
 Other (specify):

16. Licensed Outdoor Area: (Check all that apply)  
 None  Patio or Deck  Rooftop  Garden/Grounds  Freestanding Covered Structure  
 Sidewalk Cafe  Other (specify):

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____



**State Liquor Authority**

**Standardized NOTICE FORM for Providing 30-Day Advanced Notice to a Local Municipality or Community Board**

(Page 2 of 2 of Form)

- 17. List the floor(s) of the building that the establishment is located on:
- 18. List the room number(s) the establishment is located in within the building, if appropriate:
- 19. Is the premises located within 500 feet of three or more on-premises liquor establishments?  Yes  No
- 20. Will the license holder or a manager be physically present within the establishment during all hours of operation?  Yes  No
- 21. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee.
- 22. Does the applicant or licensee own the building in which the establishment is located?  Yes (If Yes SKIP 23-26)  No

**Owner of the Building in Which the Licensed Establishment is Located**

- 23. Building Owner's Full Name:
- 24. Building Owner's Street Address:
- 25. City, Town or Village:  State:  Zip Code:
- 26. Business Telephone Number of Building Owner:

**Representative or Attorney representing the Applicant in Connection with the application for a license to traffic in alcohol at the establishment identified in this notice**

- 27. Representative/Attorney's Full Name:
- 28. Street Address:
- 29. City, Town or Village:  State:  Zip Code:
- 30. Business Telephone Number of Representative/Attorney:
- 31. Business Email Address:

I am the applicant or hold the license or am a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

32. Printed Name:  Title

Signature: