



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

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, Felicia H Park, as a qualified representative of Hkook Corp,
located at 240 East 4th Street, New York, NY agree to the following stipulations:

1. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) Korean restaurant
☒ Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be:
Mon 12 - 10pm; Tue 12 - 10pm; Wed 12 - 10pm;
Thu 12 - 10pm; Fri 12 - 10pm; Sat 12 - 10pm; Sun 12 - 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 _____. - 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: Felicia H Park Phone Number: (212) 254-0300

18. ☐ I will: _____

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

Signed Felicia H Park

Dated 11/08/2019

Sworn to this 8th day of November 2019

Notary Public ELLEN LEE
Notary Public, State of New York
No. 01LE6109987
Qualified in Queens County
Commission Expires May 24, 2020



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Alysha Lewis-Coleman, Board Chair

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Community Board 3 Liquor License Application Questionnaire

Today's Date: 11/08/2019

APPLICANT

1. Name of applicant and principle(s): Hkook Corp Felicia H Park (President)
2. Premise address: 240 E 4th St, New York, NY 10003
3. Cross streets: Between Avenue A & Avenue B
4. Trade name (DBA): K'ook
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: N/A
7. Is location currently licensed? ☐ Yes ☒ No
8. Type of license: N/A
9. Previous or current use of the location: Pizzeria
10. Corporation and trade name of current location: Not known, place was vacant when we got the lease
11. Type of building and number of floors: 6-Story Mixed Residential and Commercial Bldg
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? ☒ Yes ☐ No 12a. What is the permitted occupancy indoors and outdoors? 54
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): R7A
15. How many licensed establishments are within 1 block? 30
16. How many On-Premise (OP) liquor licenses are within 500 feet? 14
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: Full service restaurant
19. Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☒ No
20. If yes, please describe what type: N/A
21. What are the proposed days/hours of operation (specify days/hours each day and hours of outdoor space if applicable):
12 - 10pm, 7 days 22. Total number of table: 14 23. Total number of seats: 40

24. How many stand-up bars/ bar seats are located on the premise? One (1) (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): 8' x 5' L-Shaped bar, located near entrance
26. Does premise have a full kitchen? ☒ Yes ☐ No
27. What are the hours kitchen will be open? 11am - 10pm
28. What type of food is available for sale? Korean Food
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Principal
30. How many employees will there be? About 10 total
31. Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows? No
32. Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 1
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: N/A
35. What will be the music volume? ☒ Background (quiet) ☐ Entertainment level
36. Please describe your sound system: BOSE SOUND SYSTEM
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? N/A
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? _____
40. Will there be security personnel? ☐ Yes ☒ No 40a. If Yes, how many and when? N/A
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? _____
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): Hkook Corp
45. Address: 324 E 6th St, New York, NY 10003 47. Community Board # 3
46. Dates of operation: 04/2015 to 12/2019
47. Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If yes, explanation of experience or resume.
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.

Proximity Report for Location:

November 8, 2019

240 E 4 St, New York, NY, 10009

* 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
IWM HOLDINGS LLC	108 E 16TH STREET	345 ft
33 UNION SQUARE WEST INC	140 4TH AVE	630 ft
TRADER JOES EAST INC	138 E 14TH ST	725 ft
M J K LIQUORS INC.	161 3RD AVENUE	1080 ft
B & S ZEEMAN INC	47 UNIVERSITY PLACE	1500 ft
GRAMERCY WINE CELLARS INC	236 3RD AVENUE	1550 ft
SILVER & WHITE WINE & LIQUOR INC	270 PARK AVE S	1550 ft
DISCOVERY WINES LLC	16 AVE B	500 ft
NIZGA CORP	58 AVENUE A	650 ft
EAST HOUSTON STREET WINE & LIQUOR INC	250 E HOUSTON ST	865 ft
LOCAL NEW YORK LIQUORS LLC	24 AVE C	915 ft
EAST VILLAGE WINE CORP	100 AVENUE C	1085 ft
TURTLE DOVE LLC	28 30 CLINTON ST	1140 ft
JCCSM INC	45 1ST AVE	1390 ft

Churches within 500 Feet

Name	Approx. Distance
Trinity Lower East Side Parish and Shelter	480 ft

Schools within 500 Feet

Name	Address	Approx. Distance
PS 64 ROBERT SIMON SCHOOL	600 E SIXTH ST	495 ft

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
SUNRISE SHADOW LLC	50 AVENUE B	30 ft
235 EAST 4TH INC	235 - 237 E 4TH ST	55 ft
GOSLING INC	234 E 4TH ST	90 ft
STACKLEATHER LLC	42 AVENUE B	135 ft
FONDA AVENUE B LLC	40 AVENUE B	195 ft
ROOT & BONE LLC	200 E 3RD ST	240 ft
MAMA BAR LLC	34 AVENUE B	265 ft
TD AB LLC	29 AVENUE B	300 ft
217 BAR CORP	217 E 3RD ST	315 ft

Name	Address	Approx. Distance
BECAF LLC	29 AVENUE B A/K/A 33 AVE 3	315 ft
GALMAC LLC	28-30 AVENUE B	345 ft
GREAT CABIN LLC, THE	205 E 4TH ST	375 ft
25 B GROUP REST AVE LLC	25 AVENUE B	395 ft
DESMO 916 CORP	545 E 5TH ST AKA 76 AVE B	450 ft
A O CAFE AND RESTAURANT LLC	17 AVENUE B	505 ft
THUNDERBOLT CORP	531 E 5TH STREET	525 ft
GPEV LLC	511 E 5TH ST	570 ft
GENCO IMPORTING INC	99 AVENUE B	635 ft
511 E 5TH STREET LLC	511 E 5TH ST	640 ft
CORMAR INCORPORATED	507 E 5TH ST	670 ft
FRENCH AVENUE B INC	103 105 AVENUE B	695 ft
ROLO REST LLC	32 AVENUE A	730 ft
ILLB INC	43 AVENUE A	730 ft
RAGUBOY CORP	156 EAST 2ND STREET	735 ft
ELLSFRED INC	520 E 6TH ST	735 ft
CASUAL HOSPITALITY LLC	509 E 6TH ST	740 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
BOOK CLUB BAR LLC	197 E 3RD ST	195 ft
ETHIOPIAN MESKEL INC	199 E 3RD ST	210 ft
PINEAPPLE CLUB LLC THE	509 E 6TH ST	740 ft

Unmapped licenses within zipcode of report location

Name	Address
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