



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

www.cb3manhattan.org - mn03@cb.nyc.gov

Paul Rangel, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, Max Goldberger, as a qualified representative of Moko Omakase LLC located at 138 2nd Avenue, New York, NY agree to the following stipulations:

- 1. I will operate a full-service restaurant, specifically a (type of restaurant) Sushi. Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be: Mon closed; Tue 6pm-10pm; Wed 6-10pm; Thu 6-10pm; Fri 6-11pm; Sat 6-11pm; Sun 6-11pm.

(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)

- 3. I may apply for sidewalk and/or roadbed dining as allowed by the temporary Open Restaurants program but will close all outdoor dining by 10:00pm all days and not have any music, speakers or tv monitors.
4. I will close any front or rear facade 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.
5. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than private parties per.
6. I will play ambient recorded background music only. number of TVs
7. 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.
8. I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
9. I will not apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.
10. I will not participate in pub crawls or have party buses come to my establishment.
11. I will not have unlimited drink specials, including boozy brunches, with food.
12. 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 7 PM. -Please indicate one of the above-
13. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
14. I will conspicuously post this stipulation form beside my liquor license inside of my business.
15. 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: Max Goldberger Phone Number: 856 304 6681

I will: Max Goldberger

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

Signed [Signature]

Sworn to this 23rd day of February 2022 [Signature]

Notary Public seal for Emmanuel Lafortune, State of New York, Registration No. 01LA6362844, Commission Expires 09/23/2025.



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Community Board 3 Liquor License Application Questionnaire

Today's Date: 2/23/22

APPLICANT

- 1. Name of applicant and principle(s): Moko Omakase Max Goldberger
2. Premise address: 138 2nd Avenue, New York, NY, 10003
3. Cross streets: 2nd Ave, St Marks pl.
4. Trade name (DBA): Moko
5. Check which you are applying to: [X] New liquor license [ ] Alteration of an existing license [ ] Sale of assets
6. If alteration, describe nature of alteration:
7. Is location currently licensed? [ ] Yes [X] No
8. Type of license: Beer & wine
9. Previous or current use of the location: Omakase Sushi restaurant
10. Corporation and trade name of current location: Moko Omakase LLC, Moko
11. Type of building and number of floors: Apartment (brick) 5 Floors
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? [X] Yes [ ] No 12a. What is the permitted occupancy indoors and outdoors? 31
13. Do you plan to apply for Public Assembly permit? [ ] Yes [X] 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): # 12C
15. How many licensed establishments are within 1 block? 4
16. How many On-Premise (OP) liquor licenses are within 500 feet? 5-10+
17. Is premise within 200 feet of any school or place of worship? [ ] Yes [X] 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 [X] No
20. If yes, please describe what type:
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): Tues - Sun 6-10 PM weekdays 6-11 PM weekends
22. Total number of table: 6 23. Total number of seats: 31
24. How many stand-up bars / bar seats are located on the premise? 12 bar 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.)

25. Describe all bars (length, shape, and location): 28 ft curved bar toward right side. 3 ft bar to left
26. Does premise have a full kitchen?  Yes  No
27. What are the hours kitchen will be open? 6-10pm weekdays 6-11pm weekends
28. What type of food is available for sale? Sushi fish
29. Will a manager or principal always be on site?  Yes  No If yes, which? Megan Iew 347 662 4736
30. How many employees will there be? 8
31. Do you have or plan to install?  French doors  accordion doors  windows
32. Will there be TVs / monitors?  Yes  No If Yes, how many? \_\_\_\_\_
33. Will premise have music?  Yes  No 33a. If Yes, what type of music?  Live Music  Jukebox  
 DJ  Tapes / CDs / iPod
34. If other type, please describe: \_\_\_\_\_
35. What will be the music volume?  Background (quiet)  Entertainment level
36. Please describe your sound system: ceiling flush mounted speakers
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? \_\_\_\_\_
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Manager will handle
40. Will there be security personnel?  Yes  No 40a. If Yes, how many and when? \_\_\_\_\_
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? there will not be any excessive noise leaving the premise
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): \_\_\_\_\_
45. Address: 138 2nd Avenue, New York, NY, 10003 45a. Community Board CB3
46. Dates of operation: SEP 7th - current
47. Has any principal had work experience similar to the proposed business?  Yes  No If yes, explanation of experience or resume. Sushi restaurant, recording studio production
48. Does any principal have other business in the 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.