



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, Seung Hoon Choi, as a qualified representative of YS Omakase Inc
located at 23 Avenue B, New York, NY agree to the following stipulations:

- I will operate a full-service restaurant, specifically a (type of restaurant) Sushi establishment
 Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:
Mon 11AM - 12 AM; Tue 11AM - 12AM; Wed 11AM - 12AM;
Thu 11AM - 12AM; Fri 11AM - 12AM; Sat 11AM - 12AM; Sun 11AM - 12AM

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

- 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. I will not have commercial use of backyard, sideyard, or rooftop. Any approved outdoor space will close no later than 10:00 p.m.
- 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.
- 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 _____.
- I will play ambient recorded background music only. _____ number of TVs
- 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.
- I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
- I will not apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.
- I will not participate in pub crawls or have party buses come to my establishment.
- I will not have unlimited drink specials, including boozy brunches, with food.
- 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-
- I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- I will conspicuously post this stipulation form beside my liquor license inside of my business.
- 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: Seung Hoon Choi Phone Number: 646-937-1090

16. I will: _____

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

X
Signed Seung Hoon Choi Dated 04/21/2022

Sworn to this 21 day of April 2022
ERIC KIT LAI
Notary Public - State of New York
No. 01LA6412602
Qualified in Queens County
My Commission Expires Jan. 04, 2025

Notary Public



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Community Board 3 Liquor License Application Questionnaire

Today's Date: Monday, April 25, 2022

APPLICANT

1. Name of applicant and principle(s): Seung Hoon Choi, President
2. Premise address: 23 Avenue B, New York, New York 10009
3. Cross streets: East 2nd & East 3rd
4. Trade name (DBA): Domakase
5. Check which you are applying to: New liquor license 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: Tavern-Wine license (Beer & Wine only)
9. Previous or current use of the location: Dry Cleaner
10. Corporation and trade name of current location: YS OMAKASE INC. DBA DOMAKASE
11. Type of building and number of floors: Mixed Use-Commercial & residential/4 floors
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? Retail/commercial
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 Commercial overlay-C1-5
15. How many licensed establishments are within 1 block? Seven (7)
16. How many On-Premise (OP) liquor licenses are within 500 feet? Fourteen (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: Sushi Establishment; Beer & wine only
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): 11 AM to 12 AM seven days
22. Total number of table: 11 23. Total number of seats: 22
24. How many stand-up bars / bar seats are located on the premise? Two (2) with 8 stools each
 (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): Middle right of premises and back right-Rectangular-16 feet each
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? All open hours
28. What type of food is available for sale? Sushi
29. Will a manager or principal always be on site? Yes No If yes, which? Manager
30. How many employees will there be? 8
31. Do you have or plan to install? French doors accordion doors windows NO
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: N/A
35. What will be the music volume? Background (quiet) Entertainment level
36. Please describe your sound system: IPOD-Computer
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? _____
There will be a dedicated staff member responsible for monitoring the outside of the premises
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? _____
There will be a dedicated staff member responsible for monitoring the outside of the premises
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): N/A
45. Address: N/A 45a. Community Board N/A
46. Dates of operation: N/A
47. Has any principal had work experience similar to the proposed business? Yes No If yes, explanation of experience or resume. Please see the attachment
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.

APPLICANT'S WORK EXPERIENCE IN THE INDUSTRY

1. Battery Park Pub- 1261 W 76th, Cleveland, OH 44102
from 5/1/2017 to 02/20/2021. SOLD to the new owner
Position: President

2. Ninja City Kitchen & Bar- 6706 Detroit Ave, Cleveland, OH 44102
from 06/15/2018 to 010/11/2021. SOLD to the new owner
Position: President

3. Kkum Korean Restaurant & Bar- 36-01 162nd St, Queens, NY 11358
from 02/01/2010 to 05/12/2015. SOLD to the new owner.
Position: President

YS Omakase Inc.
23 Avenue B
New York, NY 10009

MANHATTAN COMMUNITY BOARD 3

REQUIRED LIQUOR LICENSE POSTING

April 25, 2022

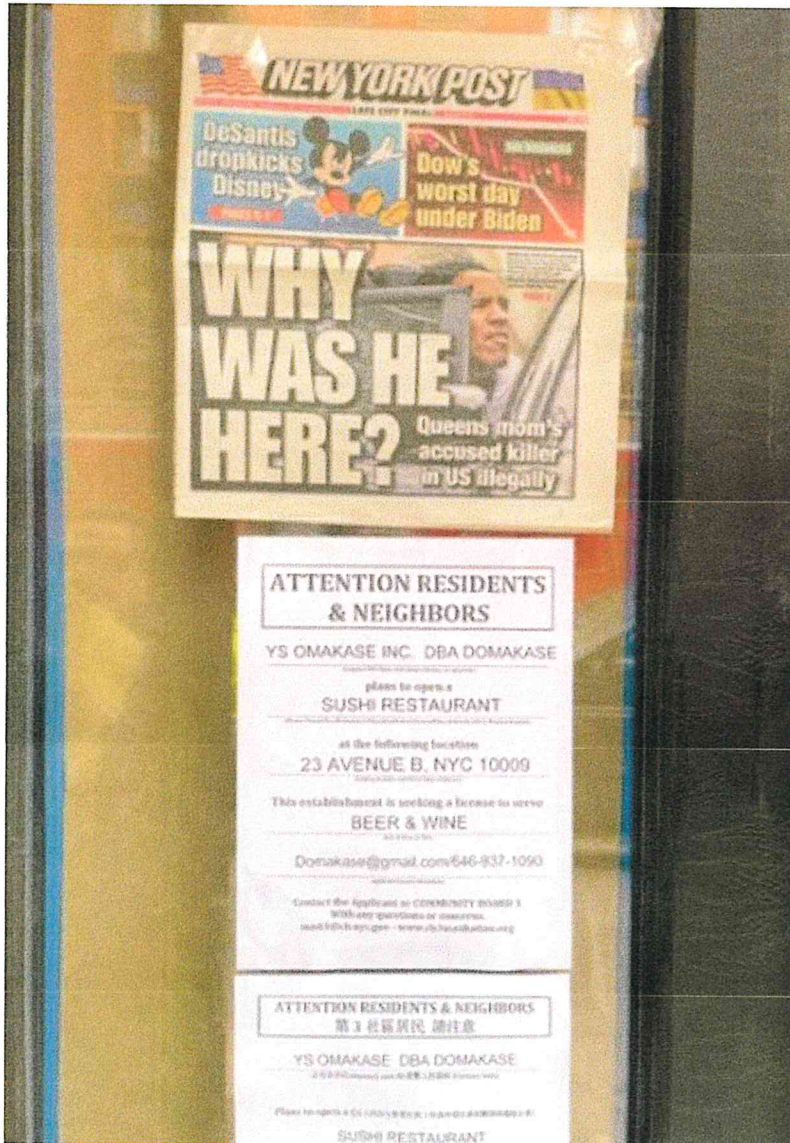


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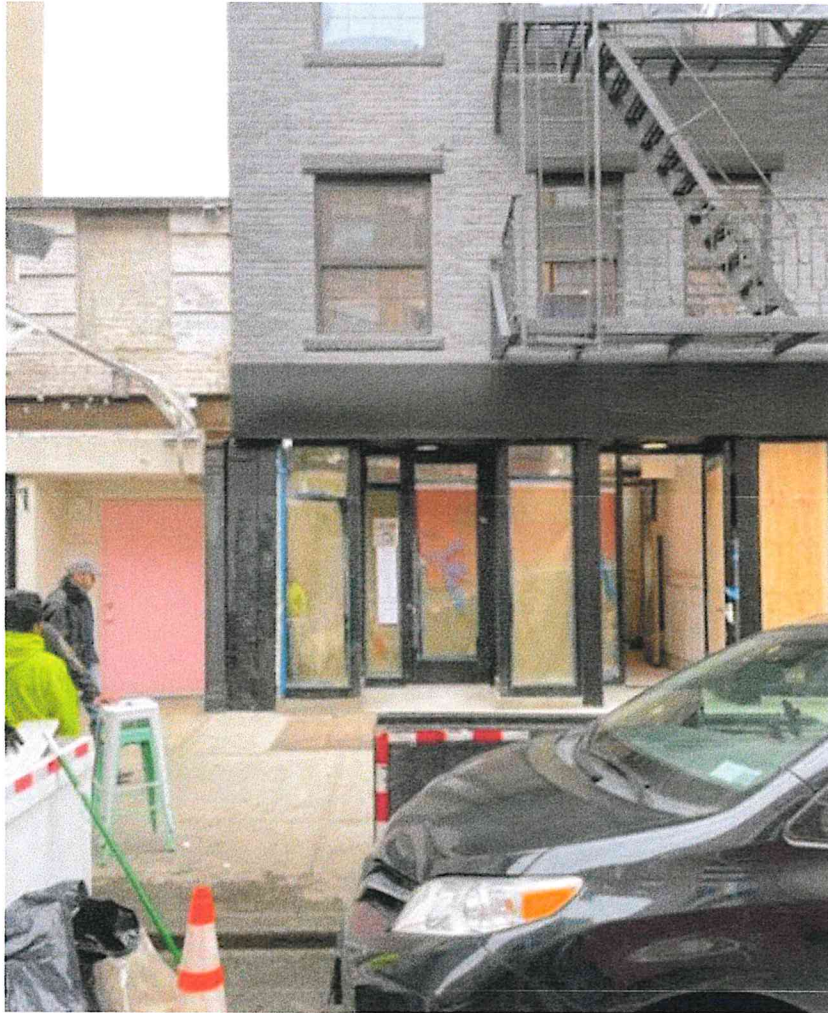


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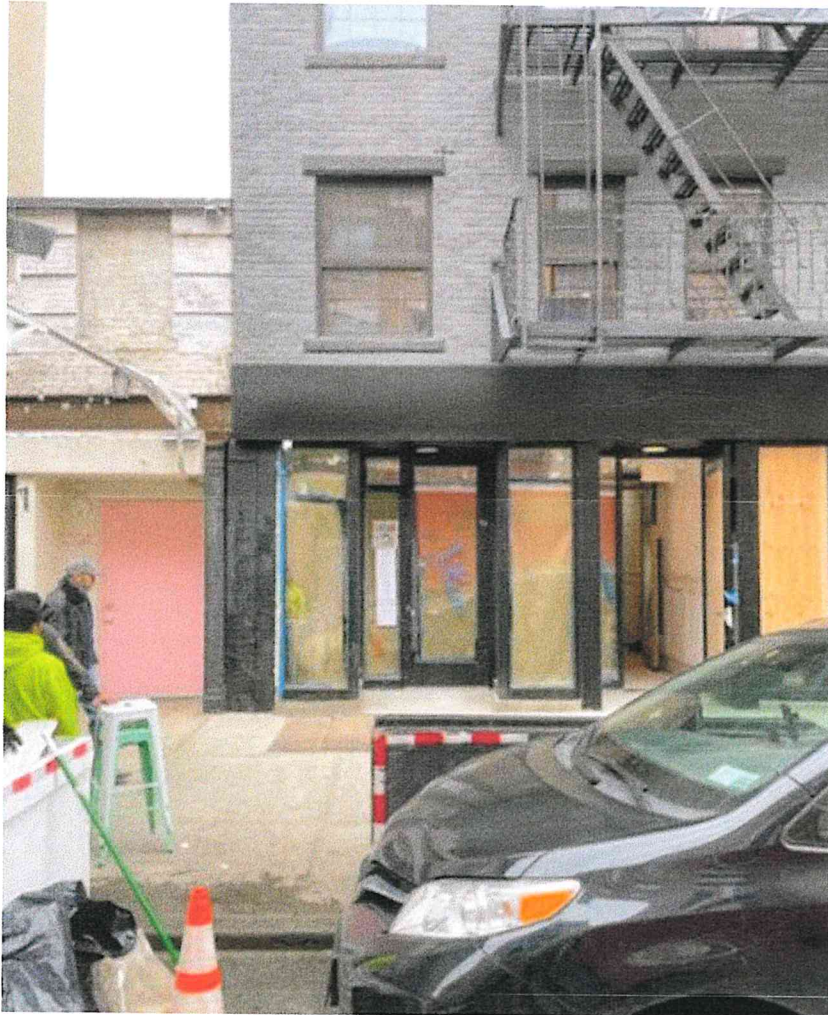
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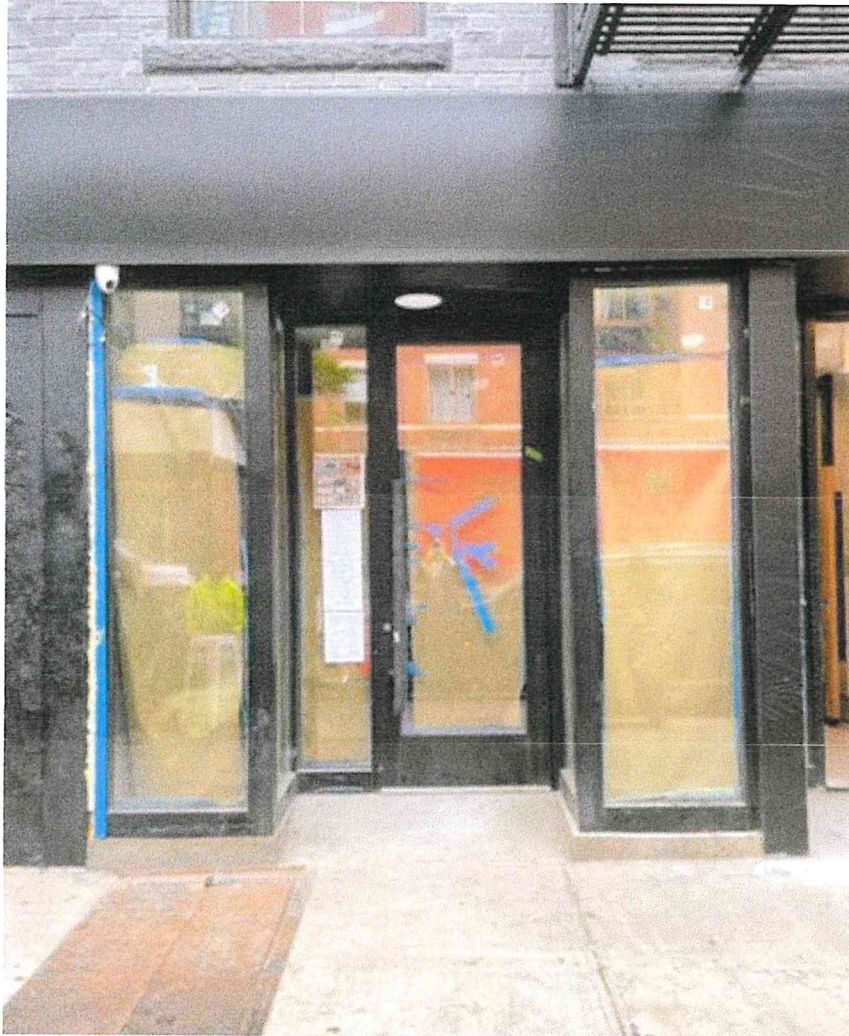
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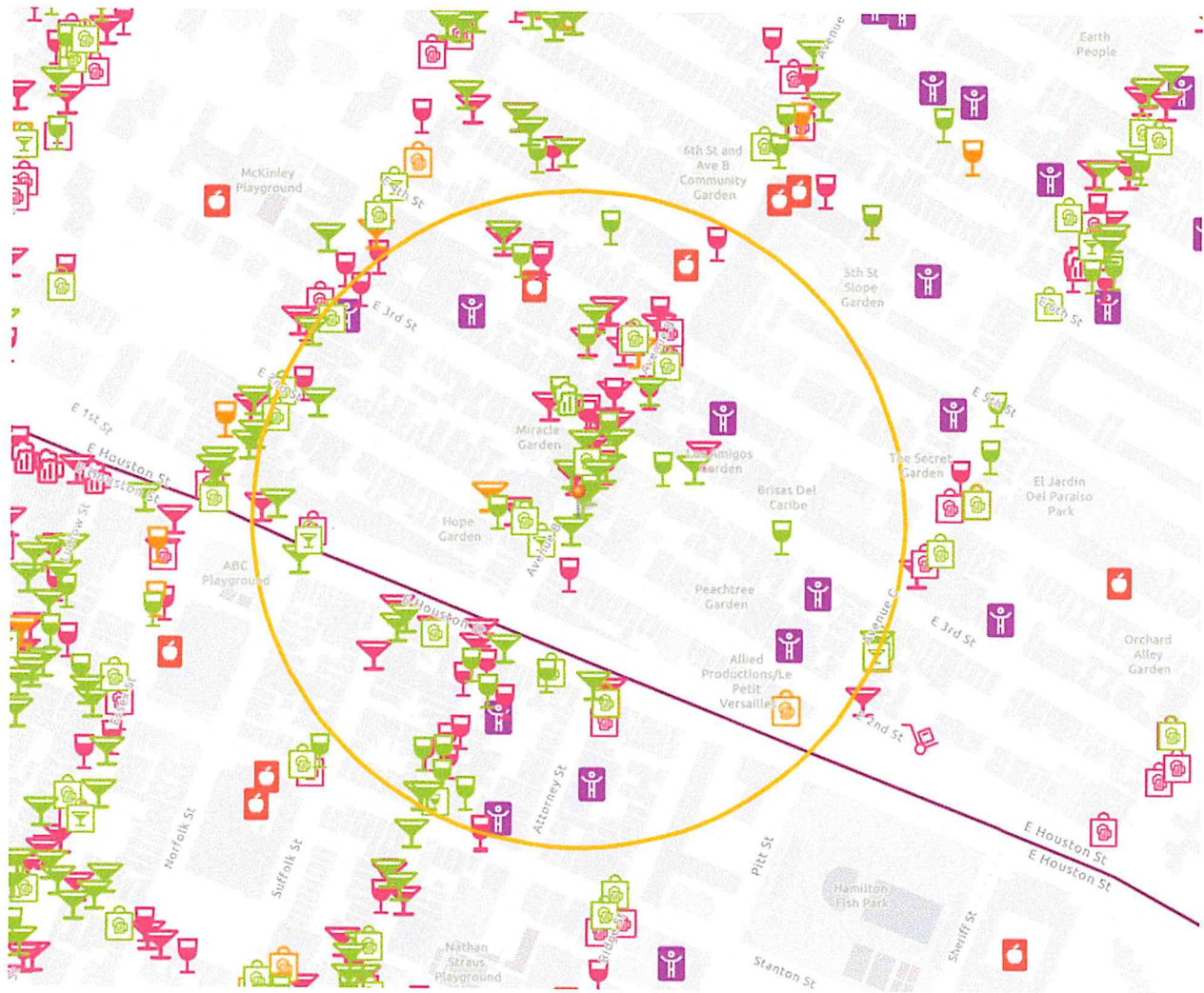
EXTERIOR PHOTO



YS Omakase Inc.
23 Avenue B
New York, NY 10009

EXTERIOR PHOTO





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.

Proximity Report For:	
Location	23 Avenue B, New York, New York, 10009
Geocode	Latitude: 40.72216 Longitude: -73.98320
Report Generated On	4/25/2022

8 Closest Liquor Stores		
Name	Address	Distance
DISCOVERY WINES LLC Ser #: 1254572	16 AVE B NEW YORK, NY 10009	98 ft
EAST HOUSTON STREET WINE & LIQUOR INC Ser #: 1266928	250 E HOUSTON ST STORE #13 NEW YORK, NY 10002	622 ft
TURTLE DOVE LLC Ser #: 1271455	28 30 CLINTON ST STORE B NEW YORK, NY 10002	720 ft
LOCAL NEW YORK LIQUORS LLC Ser #: 1276553	24 AVE C NEW YORK, NY 10009	749 ft
NIZGA CORP Ser #: 1023551	58 AVENUE A NEW YORK, NY 10009	875 ft
SALGIRAH CORP Ser #: 1276123	141 ESSEX ST NEW YORK, NY 10002	1,328 ft
EAST VILLAGE WINE CORP Ser #: 1260885	100 AVENUE C NEW YORK, NY 10009	1,337 ft
VIJAYA GROUP INC Ser #: 1326346	100 STANTON ST NEW YORK, NY 10002	1,343 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet		
Name	Address	Distance
Emanuel Spanish Baptist Church		404 ft
Congregation Chasam Sopher		488 ft

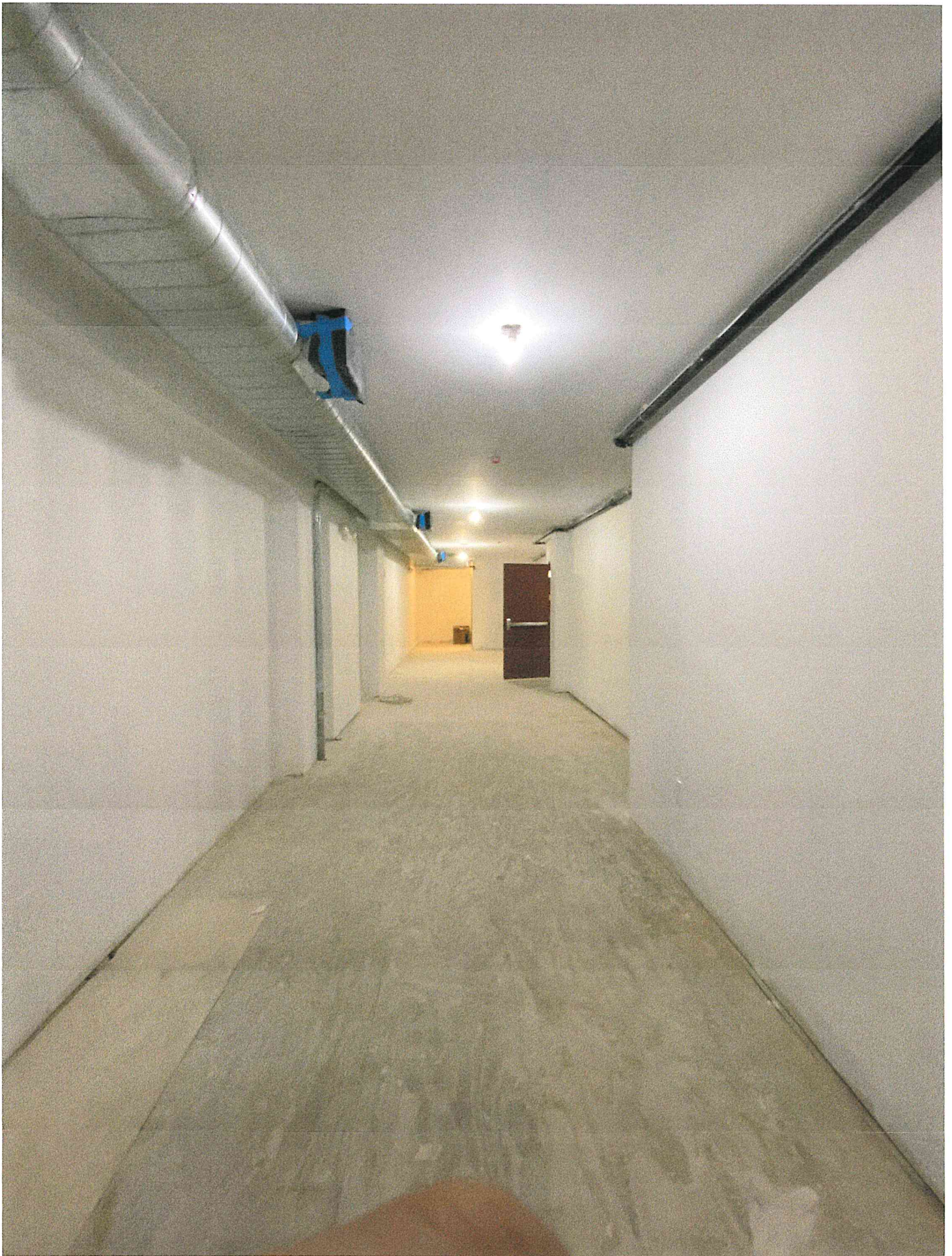
Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance

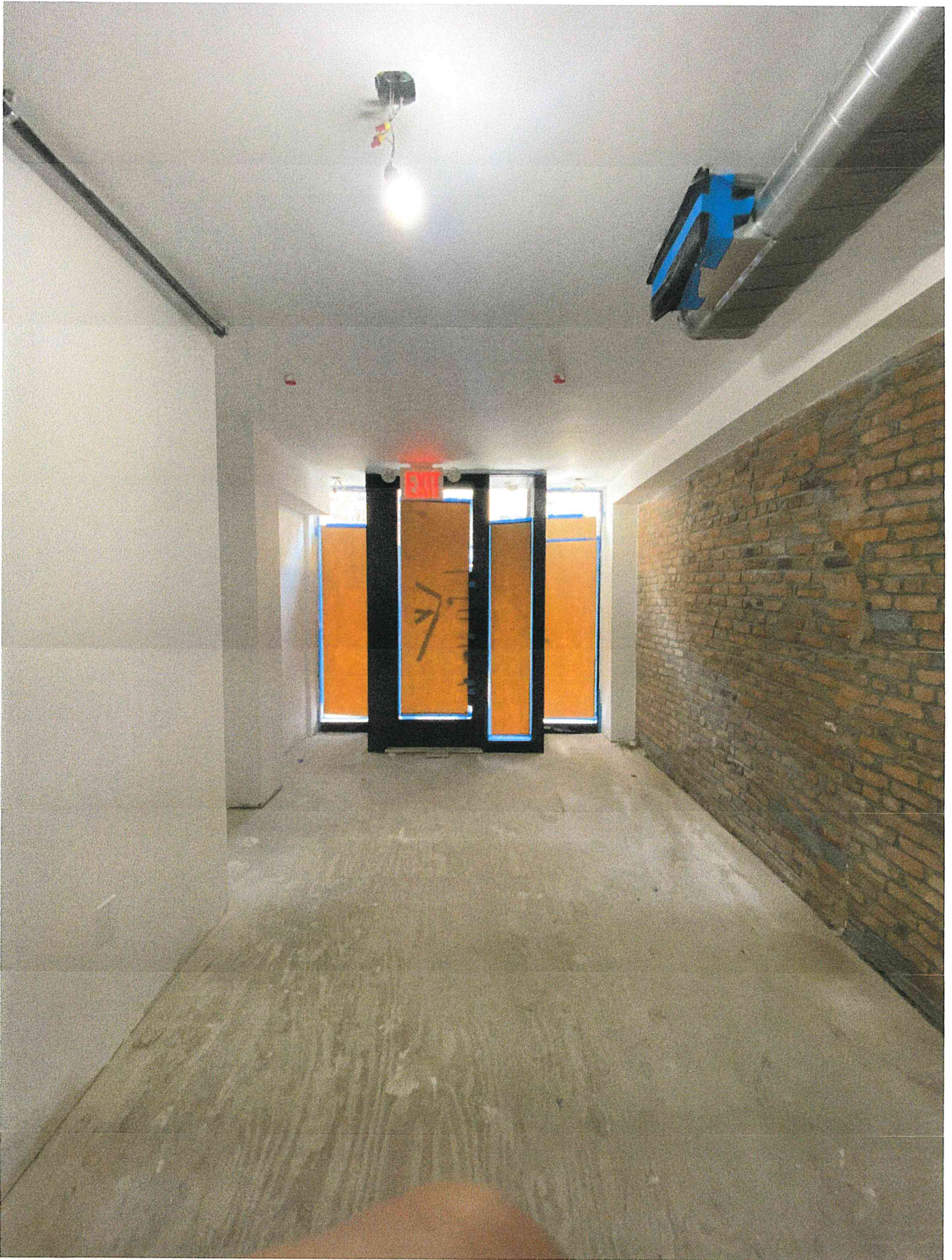
Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
GERMAT OF NY INC Ser #: 1338768	192 E 2ND ST NEW YORK, NY 10009	209 ft
GAMA LOUNGE LLC Ser #: 1340562	50 AVENUE B NEW YORK, NY 10009	404 ft

Active On Premises Liquor Licenses within 750 feet

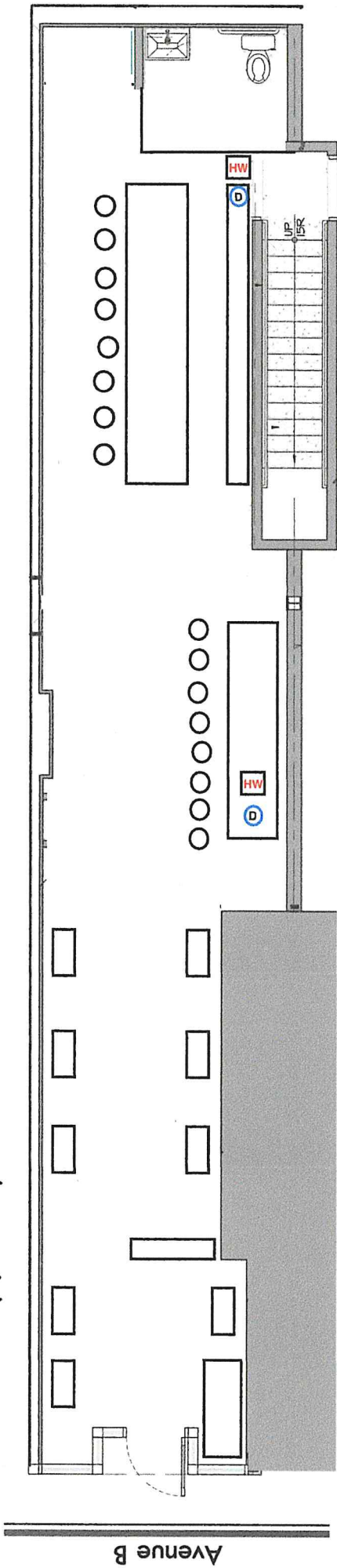
Name	Address	Distance
A O CAFE AND RESTAURANT LLC Ser #: 1268142	17 AVENUE B AKA 241 E 2ND ST NEW YORK, NY 10009	32 ft
25 B GROUP REST AVE LLC Ser #: 1245111	25 AVENUE B NEW YORK, NY 10009	40 ft
GALMAC LLC Ser #: 1304609	28-30 AVENUE B NEW YORK, NY 10009	105 ft
BECAF LLC Ser #: 1188694	29 AVENUE B A/K/A 33 AVE #3 CORNER OF AVE B & E. 3 ST. NEW YORK, NY 10009	113 ft
TD AB LLC Ser #: 1317712	29 AVENUE B STORE 2 NEW YORK, NY 10009	134 ft
AH BUSINESS MANAGEMENT LLC Ser #: 1334462	34 AVENUE B NEW YORK, NY 10009	171 ft
ROOT & BONE LLC Ser #: 1275698	200 E 3RD ST NEW YORK, NY 10009	193 ft
B M POST LLC Ser #: 1329963	217 E 3RD ST NEW YORK, NY 10009	287 ft
EAST COAST FISH MARKET INC Ser #: 1336397	45 AVENUE B NEW YORK, NY 10009	334 ft
MAPLE VIEW HOLDINGS CORP Ser #: 1138797	2 4 CLINTON ST EAST HOUSTON & STANTON STREETS NEW YORK, NY 10002	343 ft
STERLING PARKSIDE CORP Ser #: 1024140	317 E HOUSTON STREET NEW YORK, NY 10002	382 ft
CAVAN SLIGO NYC INC Ser #: 1322172	269 E HOUSTON ST NEW YORK, NY 10002	456 ft
GOSLING INC Ser #: 1309866	234 E 4TH ST WESTERLY STORE NEW YORK, NY 10009	458 ft
TTBK INC Ser #: 1305169	188 SUFFOLK ST NEW YORK, NY 10002	485 ft
A & P RESTAURANT CORP Ser #: 1260821	245 E HOUSTON ST A/K/A 190 NORFOLK ST NEW YORK, NY 10002	648 ft
RAGUBOY CORP Ser #: 1140962	156 EAST 2ND STREET AVENUE A & AVENUE B NEW YORK, NY 10009	656 ft
GREAT CABIN LLC, THE Ser #: 1311376	205 E 4TH ST NEW YORK, NY 10009	669 ft
244EH TENANT LLC Ser #: 1327169	244 E HOUSTON ST NEW YORK, NY 10002	693 ft
AVIR LLC Ser #: 1151561	29 CLINTON ST AKA168STANTON ST STANTON STREET & RIVINGTON ST NEW YORK, NY 10002	722 ft







Ground Floor (1,000 SF)



HW HAND WASH SINK
D DRAINAGE

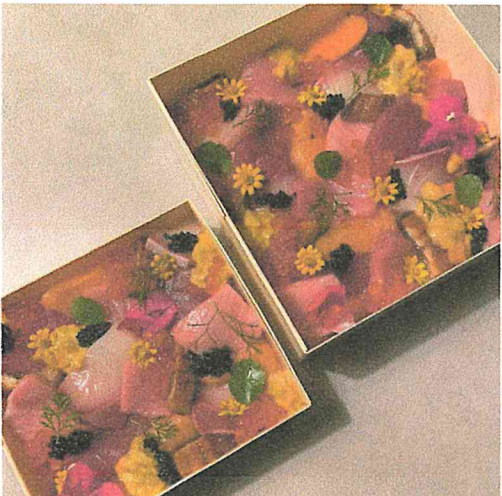
13



FILM NEGATIVE

13 A

14



FILM NEGATIVE

14 A

13



FILM NEGATIVE

13 A

14



FILM NEGATIVE

14 A



HANDROLL

Salmon	7
Spicy Tuna	7
Scallop	7
Lobster	7
Shrimp	7
Tobiko	7

CHIRASHI BOX

Original	50
Special	70
VIP	90

OMAKASE

Original	120
VIP	240





[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings
Property Profile Overview

23 AVENUE B
AVENUE B 23 - 23

MANHATTAN 10009
Health Area : 7600
Census Tract : 22.02
Community Board : 103
Buildings on Lot : 1

BIN# 1090905
Tax Block : 385
Tax Lot : 3
Condo : NO
Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s): EAST 2 STREET, EAST 3 STREET
DOB Special Place Name: NEW LT 3 = 23 AVE B (10/19)
DOB Building Remarks: LOT-2 & ITS BLDG SPLIT INTO 2 LOTS & 2 BLDGS; NEW LOT-2 = 21 AVE
Landmark Status: Special Status: N/A
Local Law: NO Loft Law: NO
SRO Restricted: NO TA Restricted: NO
UB Restricted: NO
Environmental Restrictions: N/A Grandfathered Sign: NO
Legal Adult Use: NO City Owned: NO
Additional BINs for Building: [1082473](#)
HPD Multiple Dwelling: Yes

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: C7-WALK-UP APARTMENT

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	5	0	Electrical Applications
Violations-DOB	0	0	Permits In-Process / Issued
Violations-OATH/ECB	3	0	Illuminated Signs Annual Permits
Jobs/Filings	7		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	7		Facades
Total Actions	0		Marquee Annual Permits
OR Enter Action Type:			Boiler Records
OR Select from List: <input type="text" value="Select..."/>			DEP Boiler Information
AND <input type="button" value="Show Actions"/>			Crane Information
			After Hours Variance Permits

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.