

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 Application Questionnaire**

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

**The following items and questionnaire package are due by date listed in email invite:**

- ☒ 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.

**The following items are due by noon Friday before the meeting:**

- ☒ 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:  
<https://www1.nyc.gov/site/manhattancb3/resources/community-groups.page>  
(this is not required but strongly suggested if a relevant group exists)
- ☒ Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

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:** May 27, 2022

Is location currently licensed? ☐ Yes ☒ No    Type of license: \_\_\_\_\_

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Previous use as a restaurant

Corporation and trade name of current license: N/A

**APPLICANT:**

Premise address: 120 1/2 1st Ave. New York, NY 10009

Cross streets: E 7 Street & St. Mark Pl.

Name of applicant and all principals: Unique Up Inc. Xin hang Cao as a President, Xiu Yu Zhu as a Vice President

Trade name (DBA): Unique Omakase

**PREMISE:**

Type of building and number of floors: Semi attached 5 floor building

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

☐ Yes ☒ No What is maximum NUMBER of people permitted There are 11 seats of this restaurant

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 C1-5

**PROPOSED METHOD OF OPERATION:**

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) 12:00 noon to 11pm from Monday to Sunday.

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? ☐ Yes ☒ No

If yes, please describe what type: \_\_\_\_\_

Number of indoor tables? One Sushi bar 3"x30" Total number of indoor seats? 11 seats

How many stand-up bars/bar seats are located on the premise (number, length, and location) 0

(A **stand-up bar** is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)

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 Sushi and Sashimi

What are the hours the kitchen will be open? 10:45pm

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Both President and Vice President

How many employees will there be? 6

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows? There are no French doors ,

accordion doors or windows. No plan

Will there be TVs/monitors? ☐ Yes ☒ No (If Yes, how many?) \_\_\_\_\_ to install them

Will premise have music? ☒ Yes ☐ No

If Yes, what type of music? ☐ Live musician ☒ DJs ☐ Streaming services/playlists

If other type, please describe Only play recorded soft background music.

What will be the music volume? ☒ Background (conversational) ☐ Entertainment (live music venue level) Please describe your sound system: N/A

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? will not host any promoted events, scheduled performances, or any event at which a cover fee is charged.

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? N/A

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.") There is a waiting area inside the restaurant. Will encourage patrons by bus, subway, or walk to restaurant. Will have staff to manage the crowds if there is.

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. we only play very soft background recorded music inside the restaurant.

Is sound proofing installed? ☐ Yes ☒ No

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

Are there current plans to use the Open Restaurants program for the sale or consumption of alcoholic beverages outdoors? (includes roof & yard) ☐ Yes ☒ No If Yes, describe and show on diagram:

\_\_\_\_\_  
\_\_\_\_\_

#### APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously? ☐ Yes ☒ No

If yes, please indicate name of establishment: N/A

Address: N/A Community Board # N/A

Dates of operation: N/A

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume. Note: failure to disclose previous experience or information hampers the ability to evaluate this application.

Does any principal have other businesses in this area? ☐ Yes ☒ No If Yes, please give trade name, address and describe the business \_\_\_\_\_

Has any principal had SLA reports or action within the past 5 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? about 6

How many On-Premise (OP) liquor licenses are within 500 feet? about 30

Is the premise within 200 feet on the same street 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, but it is not required. 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. My license type is: ☐ beer & cider ☒ wine, beer & cider ☐ liquor, wine, beer & cider
2. ☒ I will operate a full-service restaurant, specifically a (type of restaurant)  
Japanese restaurant restaurant, or  
☒ I will operate a Japanese restaurant,  
☐ with a kitchen open and serving food during all hours of operation OR ☐ with less than a full-service kitchen but serving food during all hours of operation OR ☒ Other  
Will have food prepare area to make fresh Sushi and Sashimi on the site.
3. My hours of operation will be:  
Mon 12 noon to 11pm; Tue 12 noon to 11pm; Wed 12 noon to 11pm;  
Thu 12 noon to 11pm; Fri 12 noon to 11pm; Sat 12 noon to 11pm;  
Sun 12 noon to 11pm. (I understand opening is "no later than" specified opening hour,  
and all patrons are to be cleared from business at specified closing hour.)
4. ☒ I will not use outdoor space for commercial use (including Open Restaurants) OR  
☐ My sidewalk café hours or other outside hours (including Open Restaurants) will be  
\_\_\_\_\_
5. ☐ I will employ a doorman/security personnel: \_\_\_\_\_
6. ☐ I will install soundproofing, \_\_\_\_\_

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, or during unamplified performances or televised sports. ☐ I will have a closed fixed façade with no open doors or windows except my entrance door, which 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, or during unamplified performances or televised sports.
8. I will not have ☒ DJs, ☒ live music, ☒ third-party promoted events, ☒ any event at which a cover fee is charged, ☐ scheduled performances, ☐ more than \_\_\_\_\_ DJs per \_\_\_\_\_, ☐ more than \_\_\_\_\_ private parties per \_\_\_\_\_
9. ☒ I will play ambient recorded background music only.
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 restrictions OR ☐ I will have happy hour and it will end by \_\_\_\_\_.
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: Xin Hang Cao, President

Phone Number: 917-353-5225

E 5 <sup>th</sup> Street	
<div> <div>↑</div> <div>Residential apartment buildings</div> <div>↓</div> </div>	
Parking lot	
E 6 <sup>th</sup> Street	
Dunkin	
International bar	(OP)
Mc Donald's	
UPS store	
Sushi Dojo	(RW)
restaurant	(OP)
Hardware & Garden store	
E 7 <sup>th</sup> Street	
Deli	
Vegan restaurant	
★ Premises to be licensed	
Mala Project	(OP)
Organic juicy store	
The grafton Irish Pub	(OP)
Noreetub restaurant	(OP)
Restaurant	(RW)
Empty store	
The Wildson Lunch counter	
St. Mark Pl.	
Goodnight Sunny Bar	(OP)
Grocery store	
Liquor store	
The hand swallow Bar	(OP)
laundromat	
Washer & Dryer	
Small market store	
E 9 <sup>th</sup> Street	

Unique Up Inc.  
Unique Omakase  
120 ½ 1<sup>st</sup> Ave.  
New York, NY 10009

E 5ht Street	
pizzeria	(RW)
Fryer chicken	(OP)
Health store	
Empty store	
Health food	
Deli	
restaurant	(OP)
Empty store	
Empty store	
E 6 <sup>th</sup> street	
Grocery store	
restaurant	(OP)
Grocery store	
restaurant	(RW)
Hala food	
Bar	(OP)
Bar	(OP)
restaurant	(RW)
Salon	
bar	(OP)
E7th street	
Bar	(OP)
Indian variety store	
restaurant	(RW)
laundromat	
Empty store	
restaurant	(RW)
Empty store	
Nail store	
AT & T	
Dumpling restaurant	
St. Mark Pl	
pizzeria	(RW)
Buffalo chicken	
Ice cream	
Dumpling house	
Nail store	
Ice cream	
All you can eat sushi	(RW)
restaurant	(OP)
Smoke store	
Empty store	
pizzeria	(RW)
E 9 <sup>th</sup> street	

## Job experience

Xinhang Cao, President of Unique Up Inc. has been a Japanese Sushi Chef since 2007, He worked at Shinn East Corp. located at 119 E. 7<sup>th</sup> Street, New York before became President Unique Up Inc.

Xiu Yu Zhu, Vice President of Unique Up Inc. has been as a restaurant manager since 2018. She worked at Miko located at 1931 Jericho Turnpike, East Northport, New York before became Vice President of Unique Up Inc.

## **Unique Up Inc./ Unique Omakase**

### **Menu**

1. Kumomoto Oyster	\$12.00
2. Baby Tuna	\$9.00
3. Yellowtail	\$9.00
4. Zuke Alam	\$10.00
5. Botan Uni	\$15.00
6. Chu Toro	\$13.00
7. D Toro	\$13.00
8. Saka	\$11.00
9. Uni	\$15.00
10. Salmon	\$10.00
11. Scallp	\$12.00
12. Maddai	\$12.00
13. Wagyu beef	\$16.00
14. Shima Aji	\$15.00
15. Kanpachi	\$13.00
16. Mochi ice cream	\$7.00





Petition to Support Proposed Liquor License

Date: 5/29/2022

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) BEER & WINE

to the following applicant/establishment (company and/or trade name) \_\_\_\_\_

UNIQUE UP INC. DBA: UNIQUE OMAKASE

Address of premises: 120 1/2 1ST AVENUE, NEW YORK, NY 10012

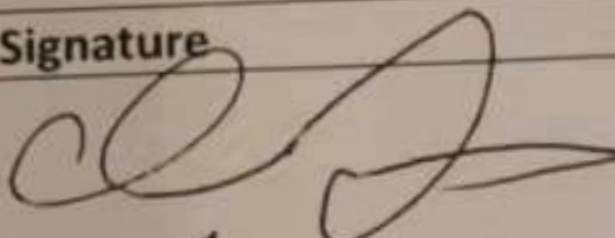
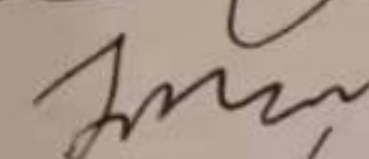
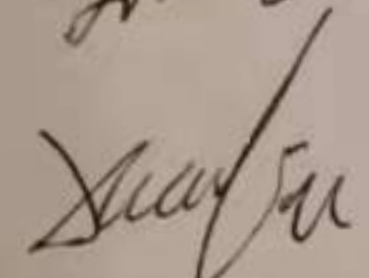
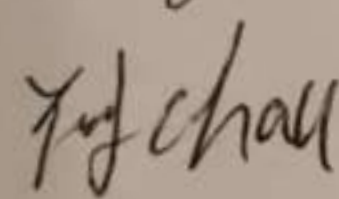
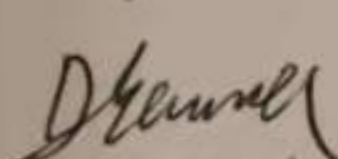
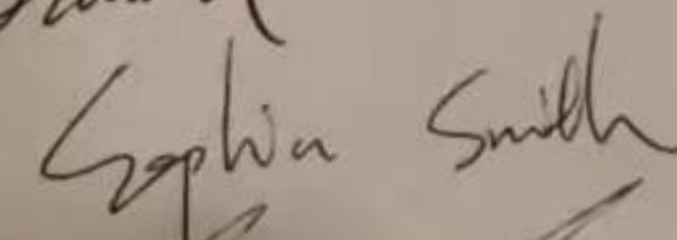
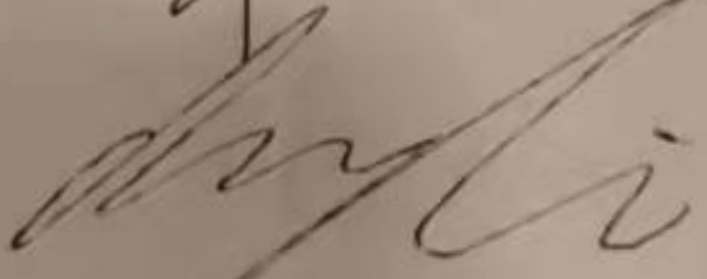

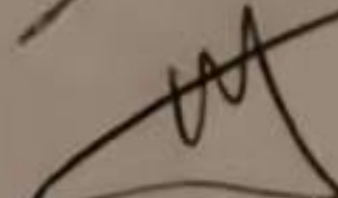
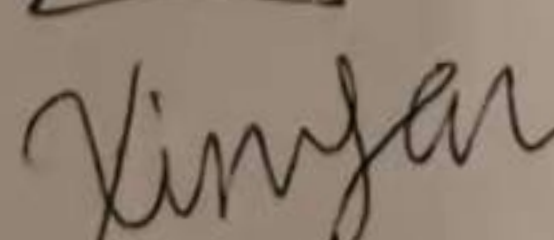
This business will be a: (circle) Bar Restaurant Other: \_\_\_\_\_

The hours of operation will be:

12 NOON TO 11PM MONDAY TO SUNDAY

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Clinton Johnson		120 1st Ave, NY, NY 10009
Ken Ni		94 1st Ave, NY NY 10009
Xuan Lin		165 2nd Ave NY NY 10003
Ting chan		178 2nd Ave NY NY 10003
Diana		119 E 11th St NY 10009
Sophia Smith		191 2nd Ave NY 10003
Dee Yun		168 2nd Ave, NY 10003
Jing Lin		124 1st Avenue NY 10009
Ryan		228 2nd Avenue NY 10003
Abigail		98 1st Avenue NY 10009

# Petition to Support Proposed Liquor License

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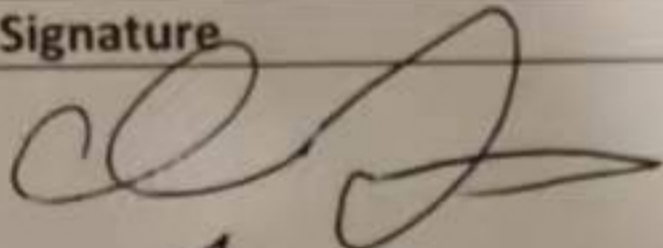
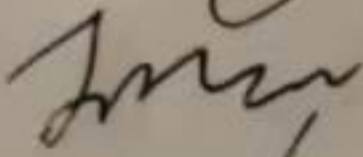
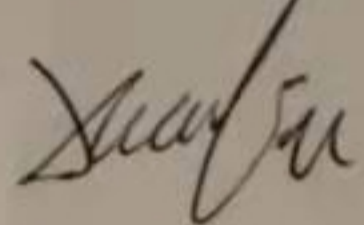
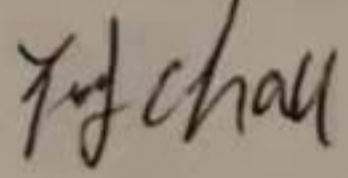
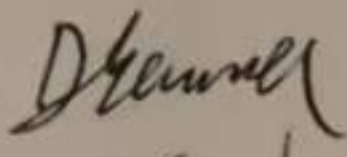
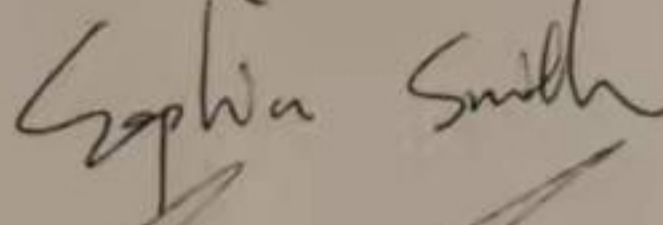
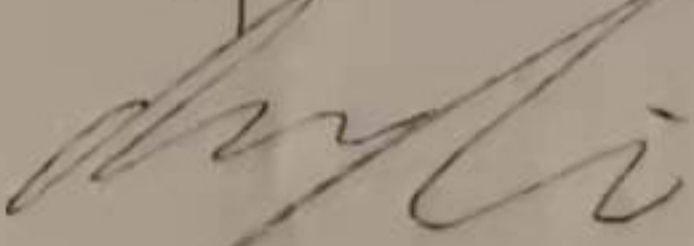
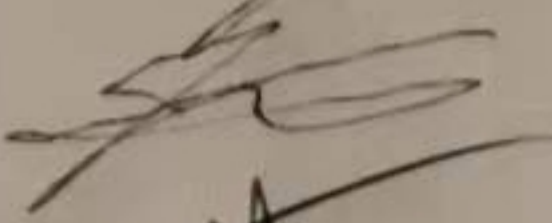
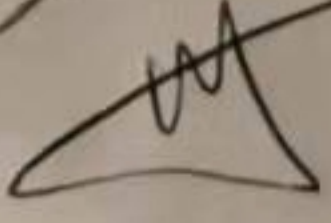
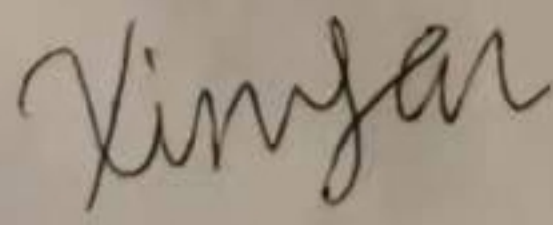
Address of premises: 120 1/2 1ST AVENUE, NEW YORK, NY 10012

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The hours of operation will be:  
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Abigail		98 1st Avenue NY 10009

120/5

120 1/2

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# RETAIL SPACE FOR LEASE

Don DiBorja Alex Imperatore  
7 212.468.5954



MERIDIAN  
RETAIL LEASING





# RETAIL SPACE FOR LEASE

Don Diberai

Alex Imperatore

**212.468.5954**

@jamesfamularo



**MERIDIAN**  
RETAIL LEASING

"All the News  
That's Fit to Print"

# The New York Times

Late Edition

Today, sunshine, increasing clouds, shower, high 69. Tonight, mostly cloudy, mild, low 62. Tomorrow, cloudy, showers, thunderstorms, high 77. Weather map, Page B10.

NEW YORK, THURSDAY, MAY 26, 2022

\$3.00

VOL. CLXXI .... No. 59,435

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## Identifying the Victims

On Tuesday, a gunman killed 19 children and two teachers at Robb Elementary School in Uvalde, Texas. These are 17 of the 21 victims. As of Wednesday, not all the names of the deceased had been released.



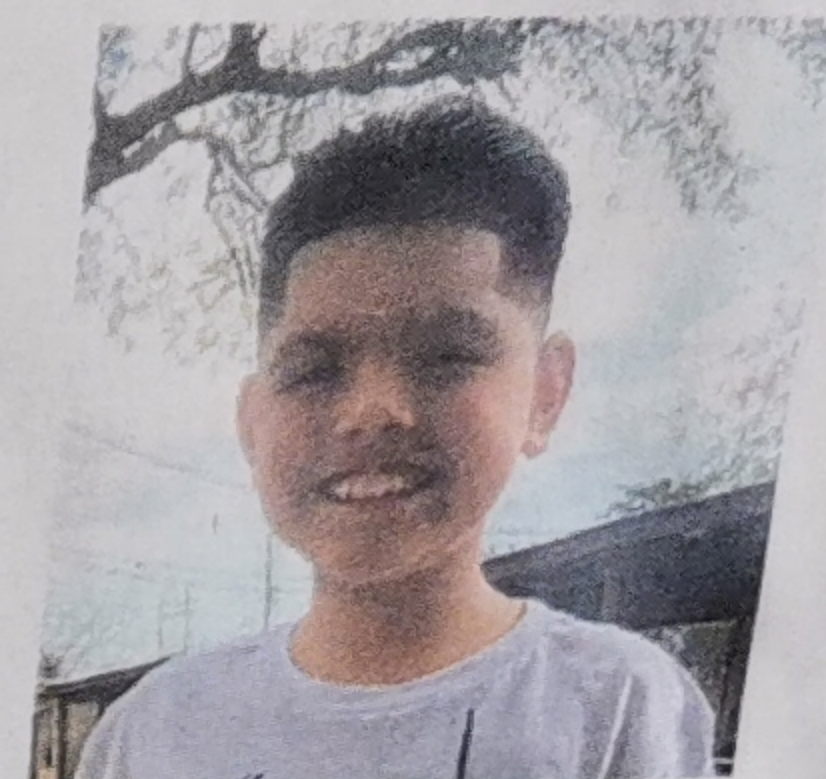
Nevaeh Bravo



Jackie Cazares



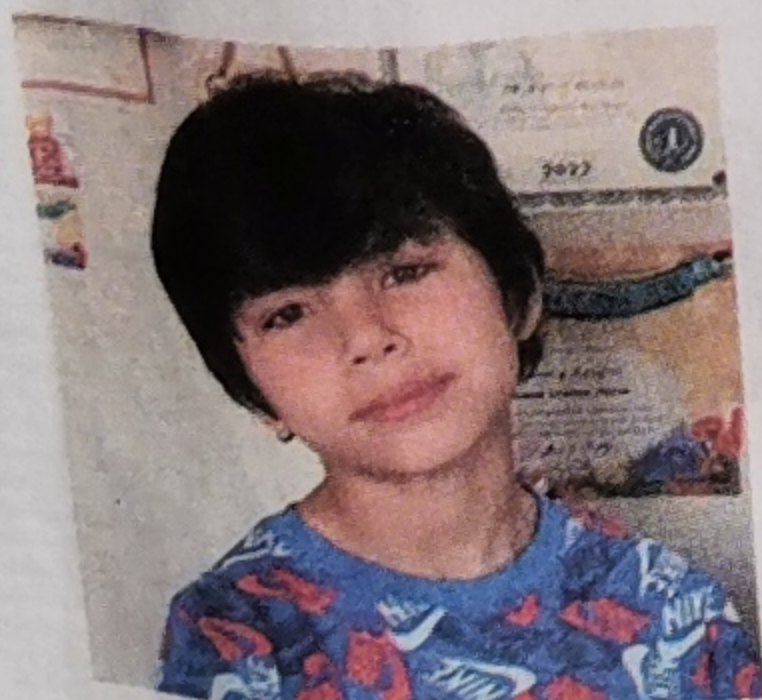
Makenna Lee Elrod



Jose Flores



Ellie Garcia



Uziyah Garcia



Amerie Garza



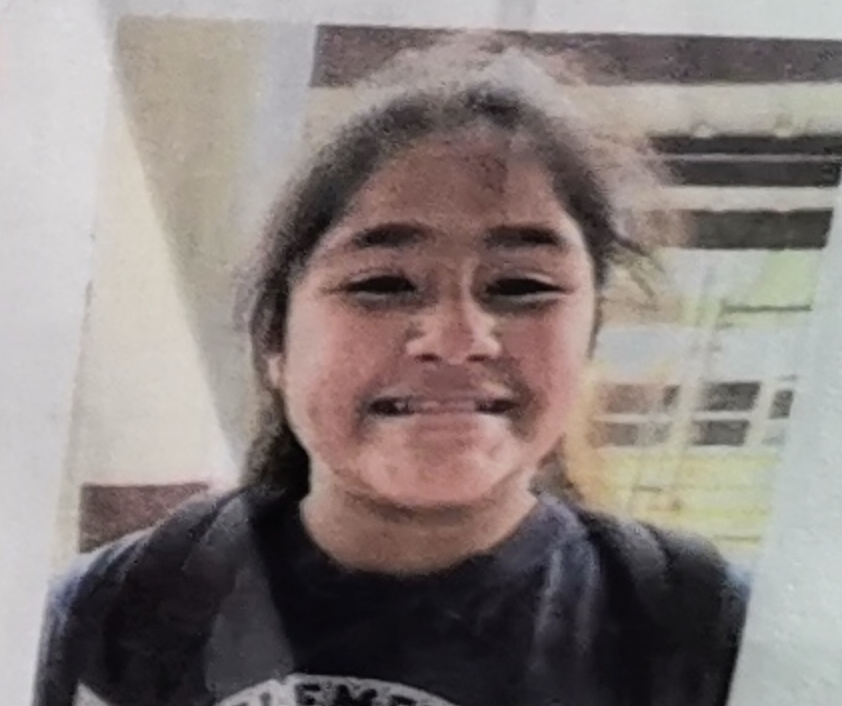
Xavier Lopez



Jayce Luevanos



Tess Mata



Annabelle Rodriguez



Lexi Rubio



Jailah Silguero



Eliahana Torres



Rojelio Torres



Irma Garcia



Eva Mireles

## FACES OF A TOWN'S OVERWHELMING LOSS

Shooting Fuels

30 KILLED

Sandy Hook  
26 killed

Parkland  
17 killed

Gunman Spent Over an Hour

## ATTENTION RESIDENTS & NEIGHBORS

UNIQUE UP INC. DBA: UNIQUE OMAKASE 917-353-5225  
Company/DBA Name and Contact Number for Questions

Plans to open a  
JAPANESE RESTAURANT

(Please choose) Bar/Restaurant, Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

120 1/2 1ST AVENUE, NEW YORK, NY 10007

Building Number and Street Name (Address)

This establishment is seeking a license to serve

BEER & WINE

Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on

Monday, June 13, 2022 at 6:30pm

Online: <https://zoom.us/j/92199317942>

see [www.cb3manhattan.org](http://www.cb3manhattan.org) for zoom meeting details

Date/Time/Location

XIN HANG CAO 917-353-5225

Applicant Contact Information

At COMMUNITY BOARD 3

SLA & DCA Licensing Committee Meeting  
mn03@cb.nyc.gov - [www.cb3manhattan.org](http://www.cb3manhattan.org)

## NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

UNIQUE UP INC/ DBA: UNIQUE OMAKASE, XIN HANG CAO: 917-353-5225  
Company Name/ Contact Info Nombre de la Compañía/ el teléfono de contacto

Plans to open a:  
JAPANESE RESTAURANT

(Please choose) Bar/Restaurant

sidewalk café/backyard use

Planifique abrir un/ una:

(favor de escoger) una barra/un Restaurant

un café de acera o un patio de atrás

120 1/2 1ST AVENUE, NEW YORK, NY 10007

address

direction

Seeking a license to serve

En búsqueda de una  
licencia para servir:

BEER & WINE

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

Public meeting  
for comments

Reunión pública  
para comentarios

Monday, June 13, 2022 at 6:30pm

Online: <https://zoom.us/j/92199317942>

see [www.cb3manhattan.org](http://www.cb3manhattan.org) for zoom meeting details

At COMMUNITY BOARD 3

SLA & DCA Licensing  
Committee Meeting

En la JUNTA COMUNITARIA 3

La reunión del Comité  
de Licencias del SLA y del DCA

mn03@cb.nyc.gov - [www.cb3manhattan.org](http://www.cb3manhattan.org)

## ATTENTION RESIDENTS & NEIGHBORS 第3社區居民 請注意

UNIQUE UP INC/ DBA: UNIQUE OMAKASE, XIN HANG CAO: 917-353-5225  
公司名字(Company) and/ 和 聯繫人的資料(Contact Info)

Plans to open a (以上的店主要想開第3社區申請生意相關牌照) JAPANESE RESTAURANT

(請選擇/please choose)

酒吧(Bar)/餐廳(Restaurant)

戶外咖啡(Sidewalk Café) or 或者

後院花園咖啡(Backyard Use)

120 1/2 1ST AVENUE, NEW YORK, NY 10007

Address/ 生意地址

seeking a license to serve (以上的店主要想請以下相關牌照)

BEER & WINE

(請選擇/please choose)

啤酒和葡萄酒(Beer & Wine) or/或者

啤酒和葡萄酒(Beer) or/或者

酒和烈酒牌照(Wine & Liquor)

Public meeting for comments

第3社區的居民有權利提出自己的意見和建議

(CB3 SLA & DCA Committee Meeting)

曼哈頓第3社區委員會

酒牌和紐約市消費局有關小商業牌照委員會

Monday, June 13, 2022 at 6:30pm

Online: <https://zoom.us/j/92199317942>

see [www.cb3manhattan.org](http://www.cb3manhattan.org) for zoom meeting details

時間/Time 和地點/Location

mn03@cb.nyc.gov - [www.cb3manhattan.org](http://www.cb3manhattan.org)

**The New York Times**  
Late Edition  
Today's headlines, including the latest news, analysis, and commentary. Includes the New York Times Magazine, the New York Times Book Review, and the New York Times Crossword.

**Identifying the Victims**  
On Tuesday, a gunman killed 19 children and one teacher at Robb Elementary School in Uvalde, Texas. Three years after the 1999 Columbine shooting, the nation is still reeling from the horror of the deadliest school shooting in U.S. history.

**Shooting Fuels Parents' Fears All Over Again**  
The school shooting in Uvalde, Texas, has reignited fears among parents across the country that their children could be the next victims of a mass shooting.

**People Killed by Active Shooters At Schools Each Year Since 1970**  
Since 1970, there have been 117 active shooter incidents at schools in the United States, resulting in the deaths of 247 people.

**Gunman Spent Over an Hour Barricaded Inside the School**  
A gunman spent more than an hour barricaded inside Robb Elementary School in Uvalde, Texas, before being killed by police.

**FACES OF A TOWN'S OVERWHELMING LOSS**



The portraits show the faces of the 19 children and one teacher who were killed in the shooting. The names of the victims are listed below their portraits: Noah Brown, Jackie Corona, Makana Lee Hines, Juan Flores, Eliana Garcia, Miguel Garcia, Aurora Garcia, Xavier Lopez, Angel Gutierrez, Tina Han, Annabella Rodriguez, Levi Rubin, Joshua Nguyen, Elizabeth Torres, Roshan Torres, Irma Garcia, and Eva Morales.