



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, MIER WANG, as a qualified representative of Ays Sushi LLC  
located at 120 St Marks Place, New York, NY agree to the following stipulations:

- I will operate a full-service restaurant, specifically a (type of restaurant) SUSHI RESTAURANT  
 Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:  
Mon 5 PM - 12 AM; Tue 5 PM - 12 AM; Wed 5 PM - 12 AM;  
Thu 5 PM - 12 AM; Fri 5 PM - 12 AM; Sat 5 PM - 12 AM; Sun 5 PM - 12 AM.

(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 10:00 p.m. 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.

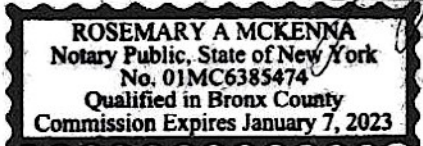
Name: Mier Wang Phone Number: 269-598-0939

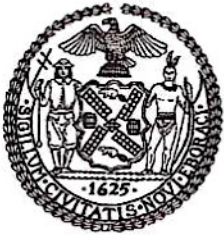
16.  I will: \_\_\_\_\_

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

Signed \_\_\_\_\_  
Sworn to this 27<sup>th</sup> day of July, 2022

Dated 7/27/2022  
\_\_\_\_\_  
Notary Public





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Paul Rangel, Board Chair

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Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: \_\_\_\_\_

**APPLICANT**

1. Name of applicant and principle(s): AYS SUSHI LLC
2. Premise address: 120 ST. MARKS PLACE NY NY 10009
3. Cross streets: 1ST AVE - AVE A
4. Trade name (DBA): TBD
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: \_\_\_\_\_
7. Is location currently licensed?  Yes  No
8. Type of license: NIA
9. Previous or current use of the location: RESTAURANT
10. Corporation and trade name of current location: EMPTY - FORMERLY SOUSHI MARSHMALLOWS
11. Type of building and number of floors: MIXED USE 7 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? 74
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): R8B
15. How many licensed establishments are within 1 block? 16
16. How many On-Premise (OP) liquor licenses are within 500 feet? 26
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 RESTAURANT
19. Will any other business besides food or alcohol service be conducted at premise?  Yes  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): MON - 5PM - 12AM TUES - 5PM - 12AM WED 5PM - 12AM THURS 5PM - 12AM FRI 5PM - 12AM SAT 5-12AM SUND 5-12AM
22. Total number of table: 2 23. Total number of seats: 8
24. How many stand-up bars / bar seats are located on the premise? 1 WITH 6 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): 12' STRAIGHT IN BEARING AREA
26. Does premise have a full kitchen?  Yes  No
27. What are the hours kitchen will be open? 5Am - 12Am 7 DAYS A WEEK
28. What type of food is available for sale? SUSHI + JAPANESE CUISINE
29. Will a manager or principal always be on site?  Yes  No If yes, which? MANAGER
30. How many employees will there be? 10 - 15
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: N/A
35. What will be the music volume?  Background (quiet)  Entertainment level
36. Please describe your sound system: I PAD + SMALL 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? N/A
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? \_\_\_\_\_  
THE MANAGER WILL MONITOR THE OUTSIDE
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? \_\_\_\_\_  
THE MUSIC WILL BE KEPT LOW AND THE MANAGER WILL MONITOR THE LEVELS
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): TABE TOMO / TOMO TOMO
45. Address: 131 AVE A / 152 W 52nd ST. 45a. Community Board CB3 / CB4
46. Dates of operation: 12/19 - Present / 1/20 - Present
47. Has any principal had work experience similar to the proposed business?  Yes  No If yes, explanation of experience or resume. THE OWNERS HAVE OPERATED THE ABOVE LISTED ESTABLISHMENTS
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.

**IMMERSIVE DINNER MENU**

**AMUSE BOUCHE**      TBD

**RICE SHOWCASE**      History of rice in Japan, white rice as a luxury, origins of Mr. Moto's Rice, how is our rice prepared?

**OMAKASE**

**ORIGINS**

Oshizushi in Oshibako with a history lesson on the origins of sushi

**SILVER ON THE OCEAN FLOOR**

SHIMA SUZUKI - striped bass

HIRAME - fluke

KAMPACHI - amberjack

**DANCING QUEEN OF THE SEA**

IKA - Squid Dish

**CIRCLE OF LIFE**

IKURA - Salmon roe

MASUNOSUKE- King Salmon

[MISO SOUP - salmon bones miso soup]

*\*Customers will be provided a postcard and fountain pen during this course to write a letter to anyone. Mr. Moto will post and mail\**

**SHELLFISH**

HOTATE- Scallop

AKA EBI- Shrimp

UNI- Sea urchin (SUSTAINABLE UNI FROM URCHINOMICS)

**TUNA FLIGHT**

AKAMI- Lean Tuna

TORO- fatty tuna

OTORO - most fatty Tuna

**CODA**

WAGYU

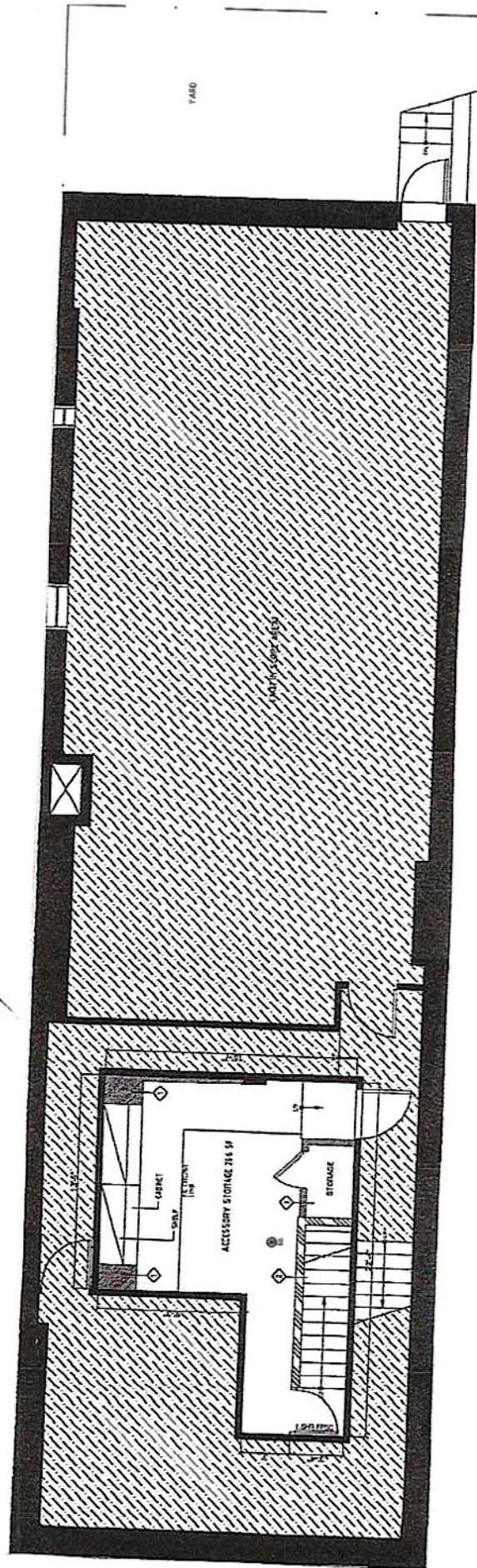
ANAGO - Sea eel

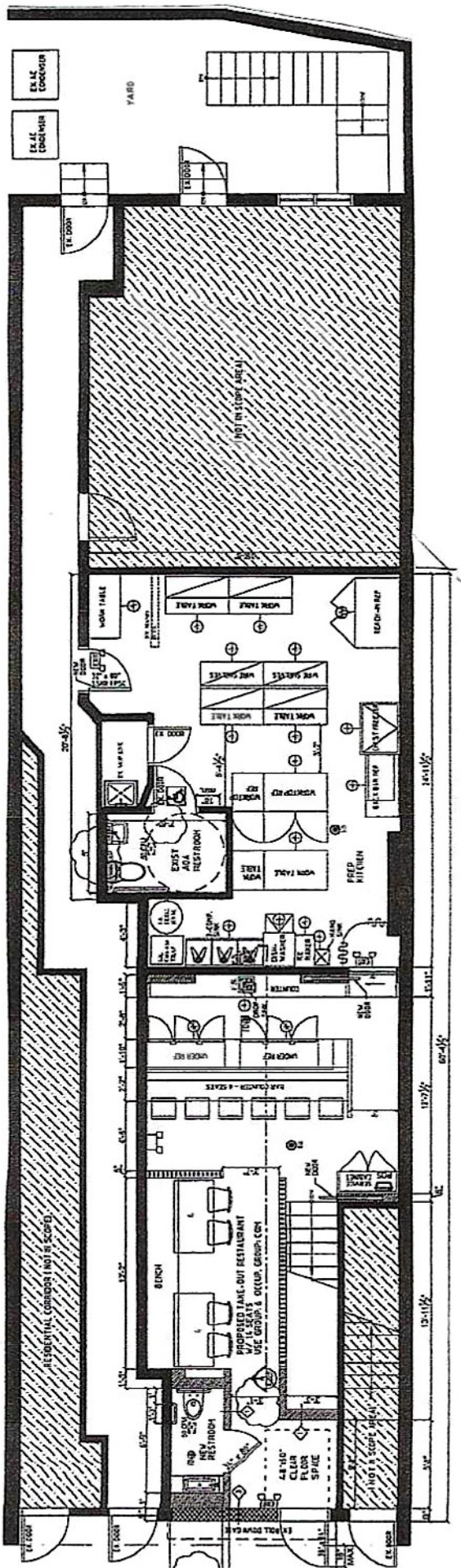
MAKIMONO - hand roll

**DESSERT**

TBD

Basement





1st floor

2 - TABLES

8 - SEATS

6 - BAR SEATS

# Certificate of Occupancy

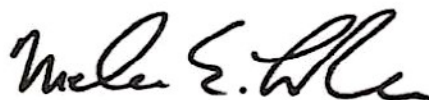
**CO Number: 104410120T035**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Manhattan	<b>Block Number:</b> 00435	<b>Certificate Type:</b> Temporary
	<b>Address:</b> 120 ST MARKS PLACE	<b>Lot Number(s):</b> 24	<b>Effective Date:</b> 12/22/2020
	<b>Building Identification Number (BIN):</b> 1005832		<b>Expiration Date:</b> 03/22/2021
	<b>Building Type:</b> Altered		
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 3	(Prior to 1968 Code)	
	<b>Building Occupancy Group classification:</b> R-2	(2014/2008 Code)	
	<b>Multiple Dwelling Law Classification:</b> OL		
	<b>No. of stories:</b> 6	<b>Height in feet:</b> 60	<b>No. of dwelling units:</b> 10
<b>C.</b>	<b>Fire Protection Equipment:</b> None associated with this filing.		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> None		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>			
There are 14 outstanding requirements. Please refer to BISWeb for further detail.			
<b>Borough Comments:</b> None			



Borough Commissioner



Commissioner

*Certificate of Occupancy*

CO Number: 104410120T035

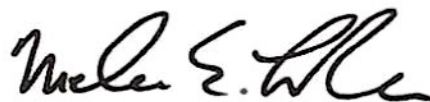
**Permissible Use and Occupancy**

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001		40	RES		2	RESIDENTIAL LOBBY
001	74	100	COM		6, 6	STORES
002		40	RES RES	2	2, 2	TWO CLASS "A" APARTMENTS
003		40	RES	2	2	TWO CLASS "A" APARTMENTS
004		40	RES	2	2	TWO CLASS "A" APARTMENTS
005		40	RES	2	2	TWO CLASS "A" APARTMENTS
006		40	RES	1	2	TWO LOWER HALVES OF CLASS "A" APARTMENTS
PT1		40	RES	1	2	TWO UPPER HALVES OF CLASS "A" APARTMENTS
<b>END OF SECTION</b>						



Borough Commissioner



Commissioner

END OF DOCUMENT