

LETTER TO SLA LICENSING COMMITTEE

My name is Sung Jin Ahn and I am applying for a restaurant wine application at the location 178 Stanton Street NY NY.

Food type is Japanese Izakaya which is skewered Japanese food which can be generally described as comfort food.

I have an existing location at 164 E 56th Street NY NY. Stanton Street location will mirror the 56th Street location with the same name and in all aspects of the operation.

We open at 5 PM everyday and have as such we are requesting late closing hours. We have no loud music and have no bar. Our ambiance is customers getting together for long conversations over interesting food.

Our 56th street location has apartments in the same building and we have had no issues in terms of noise or any other issue and on that location we have a full liquor license serial no. 1319690.

We will be very sensitive about the people with residences in the area and do our utmost to be quiet and respectful.

We attach herewith the application, layout, block diagram with liquor licensees, list of establishments within 750 feet, certificate of occupancy and menu.

Thank you for the consideration.



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:

- 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: OCTOBER 4, 2022

Is location currently licensed? Yes No Type of license: _____

If alteration, describe nature of alteration: _____

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Not Known

APPLICANT:

Premise address: 178 Stanton Street New York, NY 10002

Cross streets: Between Attorney & Clinton Streets

Name of applicant and all principals: Sung Jin Ahn

Trade name (DBA): Izakaya Toribar

PREMISE:

Type of building and number of floors: 4 Floors - Commercial & Residential

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 _____

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

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) Sunday to Thursday 5PM-1AM

Friday to Saturday 5PM-3AM

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? 30 Total number of indoor seats? 60

How many stand-up bars/bar seats are located on the premise (number, length, and location) None

(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 Izakaya Comfort Food

What are the hours the kitchen will be open? Sunday-Thursday Midnight / Friday-Saturday 1AM

Will a manager or principal always be on site? Yes No If yes, which? Han Min Lee

How many employees will there be? 8

Do you have or plan to install French doors accordion doors or windows?

Will there be TVs/monitors? Yes No (If Yes, how many?) _____

Will premise have music? Yes No

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

If other type, please describe _____

What will be the music volume? Background (conversational) Entertainment (live music venue level) Please describe your sound system: SONOS - SPOTIFY

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? No

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.") WE HAVE NO PLAN AS TO VEHICLE TRAFFIC. WE WILL ISSUE RESERVATION ONLY TO AVOID WAITING IF SITUATION WARRANTS.

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. NO DOORS & WINDOWS WILL REMAIN OPEN AT ALL HOURS AND MUSIC AT ALL TIMES SHALL BE AT BACKGROUND LEVEL.

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: Izakaya Toribar A & L of NY Corp

Address: 164 East 56th Street New York, NY 10022 Community Board # CB 6

Dates of operation: December 2019 to Present

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? 17

How many On-Premise (OP) liquor licenses are within 500 feet? 11

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)
Full Service Japanese restaurant, or

I will operate a _____,

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

3. My hours of operation will be:

Mon 5PM-1AM; Tue _____; Wed _____;

Thu _____; Fri _____; Sat 5PM-3AM;

Sun 5PM-3AM. (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
N/A

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: Sung Jin Ahn

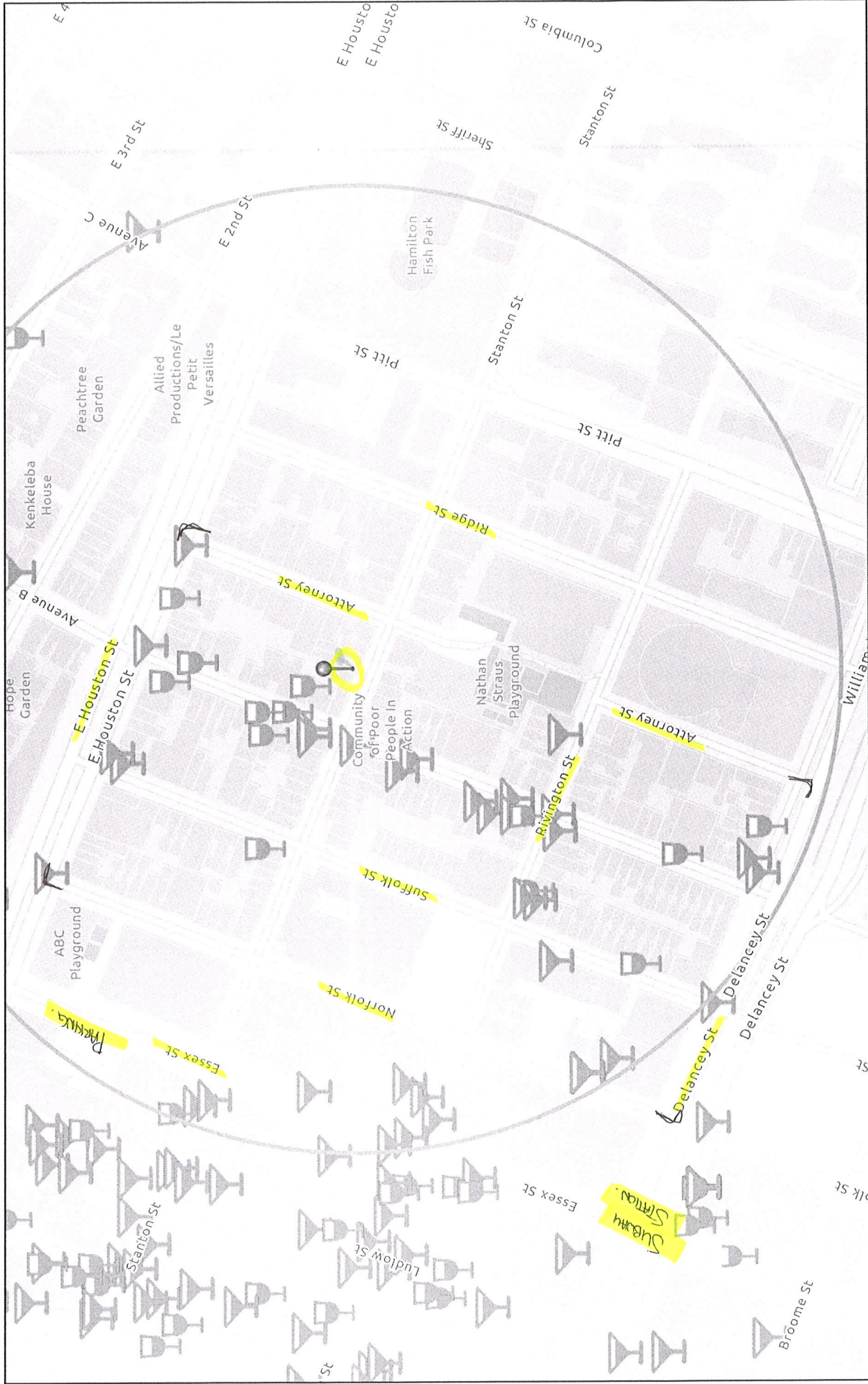
Phone Number: (347) 239-6403

ZAKAYA TORIBAR - 178 STANTON STREET
 NEW YORK, NY 10002

TOTAL # = 34

PARKING	E Houston St	R(OP)	B(OP) B(OP)	R(OP) R(B/W) R(OP)	R(B/W)	B(OP)
				B(B/W) B(B/W) R(OP)	R(B/W)	APPLICANT
			R(B/W)			
TRAIN STATION	STANTON ST			B(OP) B(OP) R(OP)		
				R(OP) B(OP) R(OP) R(B/W)	R(OP)	
					R(OP)	
	RIVINGTON ST			R(OP) R(OP)		
			B(OP)			
	Essex St				R(B/W)	
	NORFOLK ST	B(OP) R(OP)				
		R(OP)				
	SUFFOLK ST		R(B/W)			
	CLINTON ST					
				R(OP)	R(OP)	
	ATTORNEY ST					
	DELANCEY ST.			R(OP)		
						RIDGE ST

SLA Liquor Lics



10/4/2022, 10:17:10 AM

Active Licenses



NAME & ADDRESS



On Premises Wine (B/W)

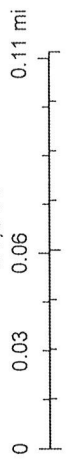
B-BAR

R-RESTAURANT

On Premises Liquor (OP)

TOTAL #

1:4,514



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	178 Stanton St, New York, New York, 10002
Geocode	Latitude: 40.72018 Longitude: -73.98399
Report Generated On	9/23/2022

8 Closest Liquor Stores		
Name	Address	Distance
TURTLE DOVE LLC Ser #: 1271455	28 30 CLINTON ST STORE B NEW YORK, NY 10002	133 ft
EAST VILLAGE WINE & LIQUORS INC Ser #: 1281322	80-82 CLINTON ST NEW YORK, NY 10002	606 ft
DISCOVERY WINES LLC Ser #: 1254572	16 AVE B NEW YORK, NY 10009	683 ft
EAST HOUSTON STREET WINE & LIQUOR INC Ser #: 1266928	250 E HOUSTON ST STORE #13 NEW YORK, NY 10002	785 ft
SALGIRAH CORP Ser #: 1276123	141 ESSEX ST NEW YORK, NY 10002	917 ft
SFDW INC Ser #: 1339790	24 AVENUE C NEW YORK, NY 10009	996 ft
VIJAYA GROUP INC Ser #: 1326346	100 STANTON ST NEW YORK, NY 10002	1,173 ft
PET NAT LLC Ser #: 1306926	115 DELANCEY ST NEW YORK, NY 10002	1,325 ft

Schools within 500 feet		
Name	Address	Distance
PS 140 NATHAN STRAUS	123 RIDGE ST NEW YORK, NY 10002	434 ft

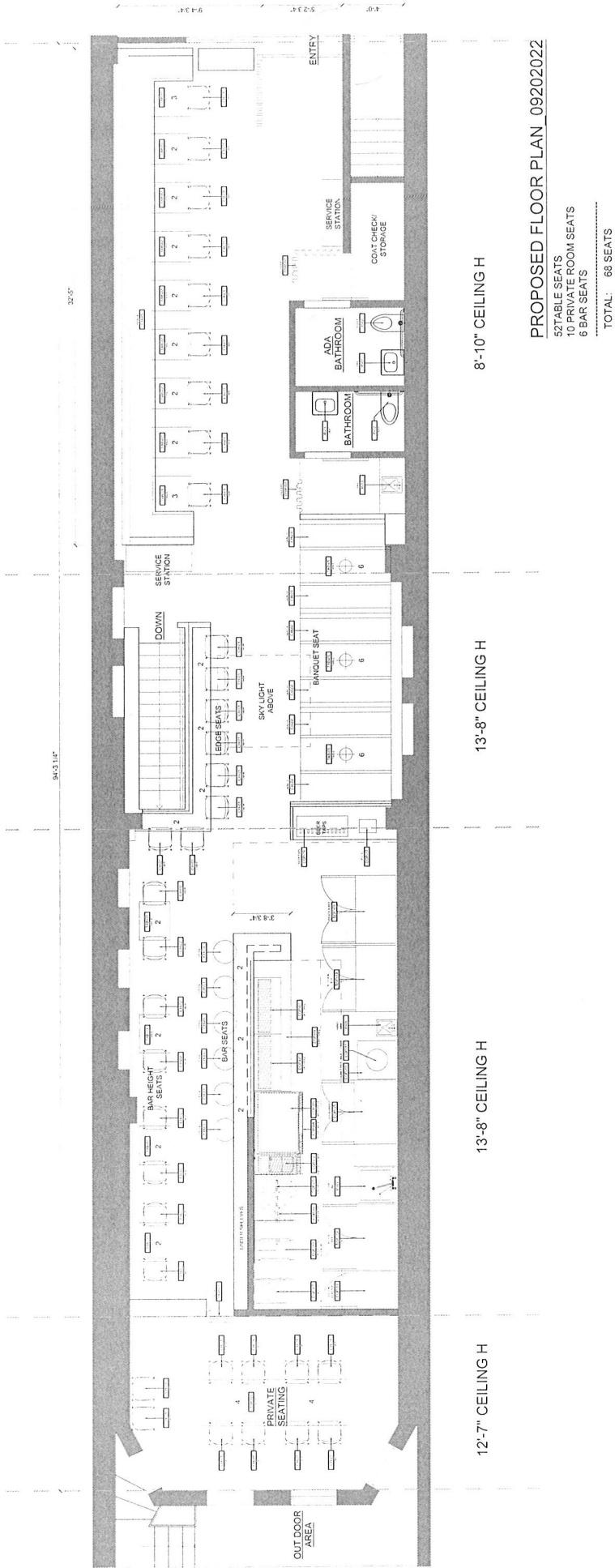
Churches within 500 feet	
Name	Distance
Stanton Street Synagogue	51 ft
Congregation Chasam Sopher	269 ft
Iglesia Ev Hispana Acym	278 ft

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
COBART INC Ser #: 1345517	321 E HOUSTON ST NEW YORK, NY 10002	428 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
AVIR LLC Ser #: 1151561	29 CLINTON ST AKA168STANTON ST STANTON STREET & RIVINGTON ST NEW YORK, NY 10002	152 ft
BETA CLINTON CORP Ser #: 1209258	37 39 CLINTON STREET COR OF STANTON & CLINTON STS NEW YORK, NY 10002	160 ft
CLINTON EAST CORP Ser #: 1323153	29 CLINTON ST NEW YORK, NY 10002	163 ft
AZASU INC Ser #: 1275880	49 CLINTON ST NEW YORK, NY 10002	226 ft
CROSSETT GROUP LLC THE Ser #: 1336082	43 CLINTON ST NEW YORK, NY 10002	234 ft
GET BACK LLC Ser #: 1335821	63 CLINTON ST NEW YORK, NY 10002	378 ft
BLACK ROSE HOSPITALITY GROUP LLC Ser #: 1288377	67 CLINTON ST NEW YORK, NY 10002	415 ft
STERLING PARKSIDE CORP Ser #: 1024140	317 E HOUSTON STREET NEW YORK, NY 10002	424 ft
MAPLE VIEW HOLDINGS CORP Ser #: 1138797	2 4 CLINTON ST EAST HOUSTON & STANTON STREETS NEW YORK, NY 10002	425 ft
68 CLINTON RESTAURANT ASSOCIATES LLC Ser #: 1270078	68 CLINTON ST NEW YORK, NY 10002	429 ft
KLAI KUNGWAN LLC Ser #: 1320056	71 CLINTON ST NEW YORK, NY 10002	451 ft
JOEY ROSES LLC Ser #: 1335988	174 RIVINGTON ST NEW YORK, NY 10002	454 ft
TTBK INC Ser #: 1305169	188 SUFFOLK ST NEW YORK, NY 10002	509 ft
GREY CRESCENT LLC Ser #: 1271941	76 CLINTON ST NEW YORK, NY 10002	517 ft
CAVAN SLIGO NYC INC Ser #: 1322172	269 E HOUSTON ST NEW YORK, NY 10002	521 ft
79 CLINTON RESTAURANT GROUP LLC Ser #: 1298165	79 CLINTON ST NEW YORK, NY 10002	539 ft
TOKYO SUSHI 168 INC Ser #: 1339190	151 RIVINGTON ST UPPER LEVEL* NEW YORK, NY 10002	597 ft
LULLABY DOWNTOWN LLC Ser #: 1337307	151 RIVINGTON ST LOWER LEVEL NEW YORK, NY 10002	613 ft
A O CAFE AND RESTAURANT LLC Ser #: 1268142	17 AVENUE B AKA 241 E 2ND ST NEW YORK, NY 10009	721 ft
SOCIETY OF THE EDUCATIONAL ARTS INC Ser #: 1326289	107 SUFFOLK ST NEW YORK, NY 10002	733 ft

LSA OF SEA CORP
 178 STANTON ST. NY NY 10002



PROPOSED FLOOR PLAN_09202022
 52 TABLE SEATS
 10 PRIVATE ROOM SEATS
 6 BAR SEATS
 TOTAL: 68 SEATS

Certificate of Occupancy

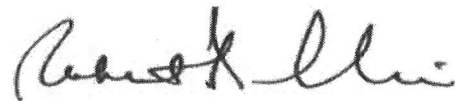
CO Number: 100243416F

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.*

A.	Borough: Manhattan	Block Number: 00350	Certificate Type: Final
	Address: 178 STANTON STREET	Lot Number(s): 79	Effective Date: 03/26/2012
	Building Identification Number (BIN): 1079034	Building Type: Altered	
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 3	(Prior to 1968 Code)	
	Building Occupancy Group classification: RES	(Prior to 1968 Code)	
	Multiple Dwelling Law Classification: None		
	No. of stories: 5	Height in feet: 50	No. of dwelling units: 6
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: **100243416F**

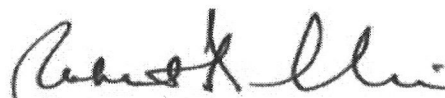
Permissible Use and Occupancy

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

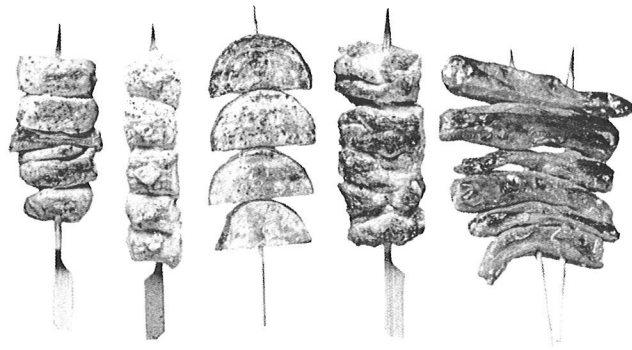
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		100				STORAGE
001	68	100	COM		6	EATING AND DRINKING ESTABLISHMENT
002		100	RES	1	2	ONE (1) CLASS "A" APARTMENT (FRONT)
002		100	RES	1	2	ONE (1) CLASS "A" APARTMENT (REAR)
003		40	RES	1	2	ONE (1) CLASS "A" APARTMENT
003		40	RES	1	2	ONE (1) CLASS "A" APARTMENT
004		40	RES	1	2	ONE (1) CLASS "A" APARTMENT
005		40	RES	1	2	ONE (1) CLASS "A" APARTMENT
END OF SECTION						



Borough Commissioner

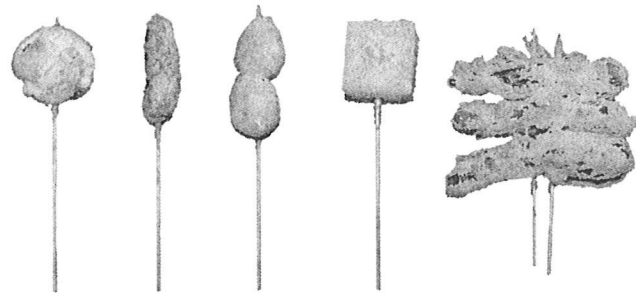


Commissioner

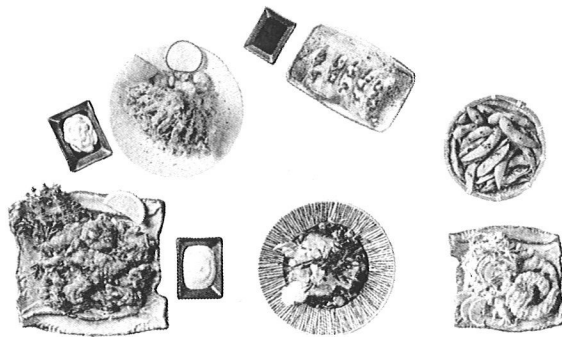


YAKITORI

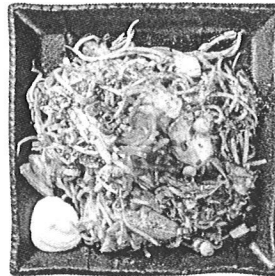
- HOME
- HOURS
- MENU
- GALLERY
- CONTACT US
- ONLINE ORDERS
- REVIEWS
- INSTAGRAM



KUSHIKATSU



SMALL BITES



TEPPANYAKI

HOME

HOURS

MENU

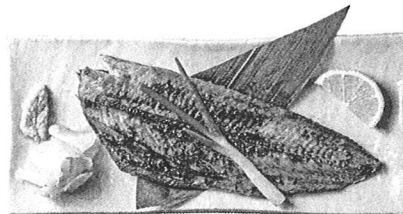
GALLERY

CONTACT US

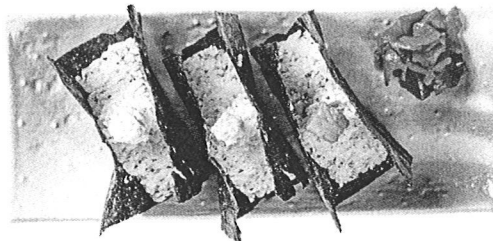
ONLINE ORDERS

REVIEWS

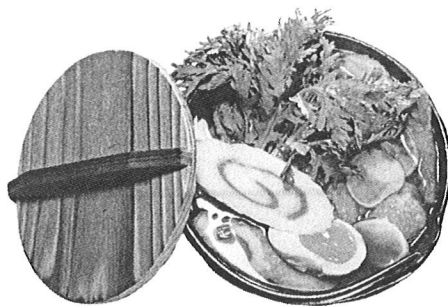
INSTAGRAM



GRILLED FISH



ONIGIRI



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DRINKS



Izakaya
Toribar
164 E 56th
Street
New York,
NY 10022
T. 646-
767-0029
info@izakayatoribar.com

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