



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, Edward Bart Hubbuch, as a qualified representative of Memphis Seoul No 2 LLC
located at 123 1st Avenue, New York, NY agree to the following stipulations:

1. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) Barbague restaurant
☒ Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be:
Mon 5pm-12am; Tue 5pm-12am; Wed 5pm-12am
Thu 5pm-12am; Fri 5pm-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)

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 10:00 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.
 4. ☒ 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.
 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. 0 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 7pm. - 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: Edward Bart Hubbuch Phone Number: (646) 544-7597
16. ☐ I will: _____

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

Signed

Sworn to this

2nd day of March, 2023

Dated

3/2/23

Notary Public

ROSEMARY A MCKENNA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MC6385474
Qualified in Bronx County
My Commission Expires 01/07/2027



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 for Administrative Approval

Today's Date: 3/2/23

APPLICANT

1. Name of applicant and principle(s): Memphis Seoul NO. 2 LLC
2. Premise address: 123 1st Ave N.Y. 10003
3. Cross streets: E 7th St + St Marks Place
4. Trade name (DBA): Memphis Seoul
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: _____
9. Previous or current use of the location: The Organic Grill
10. Corporation and trade name of current location: _____
11. Type of building and number of floors: Mixed Use 4 Story Building
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
Premise approved as an eating & drinking establishment by the DOB
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 + C1-5
15. How many licensed establishments are within 1 block? 15
16. How many On-Premise (OP) liquor licenses are within 500 feet? 31
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: Full Service Barbaque 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 to Fri, 5^{am} to 12^{am} & Sat to Sun 11^{am} to 12^{am}
22. Total number of table: 5
23. Total number of seats: 14
24. How many stand-up bars / bar seats are located on the premise? 0
(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.)

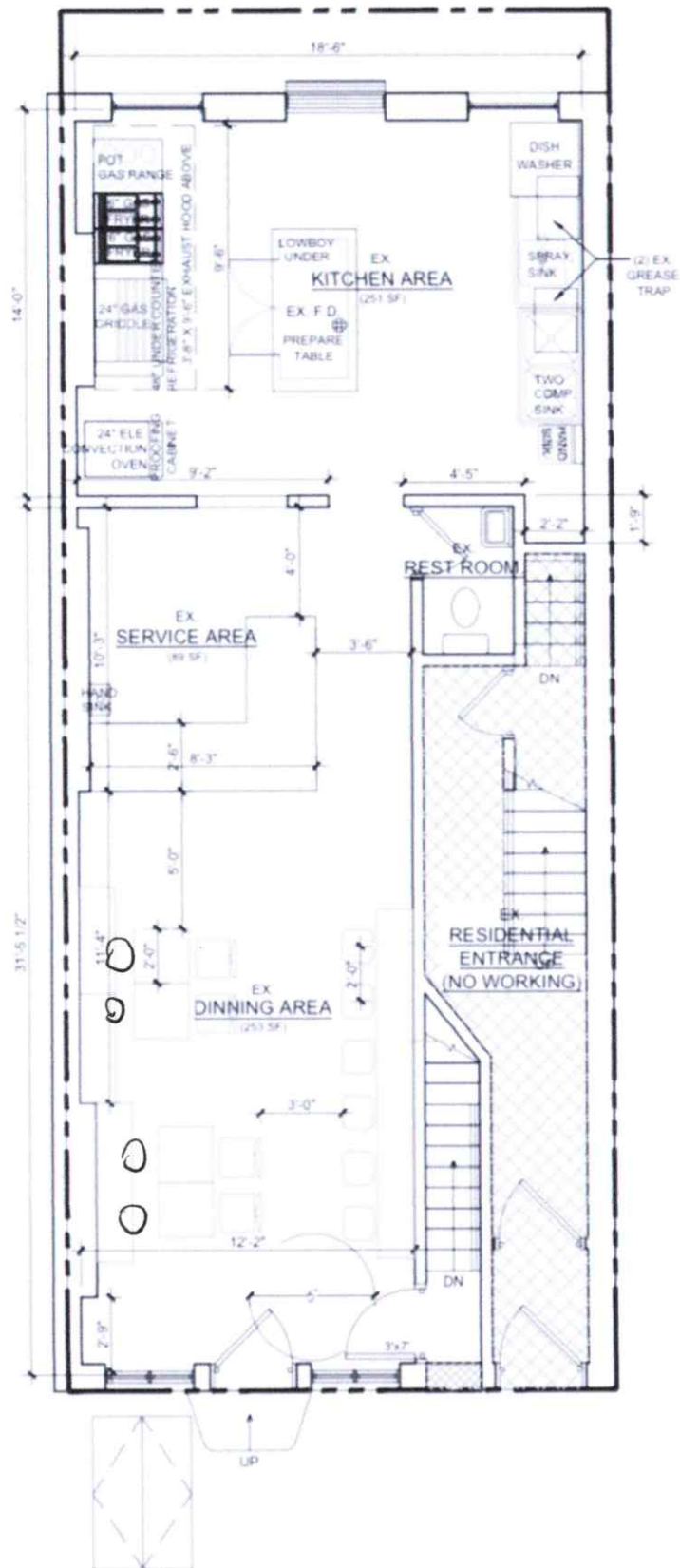
25. Describe all bars (length, shape, and location): Service Bar on 1st Floor, 8'3" in Length
26. Does premise have a full kitchen? ☒ Yes ☐ No
27. What are the hours kitchen will be open? All hours of Operation
28. What type of food is available for sale? Barbague
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? _____
30. How many employees will there be? 7
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: _____
35. What will be the music volume? ☒ Background (quiet) ☐ Entertainment level
36. Please describe your sound system: iPod
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? We are a small place that had a food establishment operating prior to us
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? _____
42. Do you have sound proofing installed? ☒ Yes ☐ No Existing
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): Memphis Seoul LLC
45. Address: 569 Lincoln Place Bklyn, NY 11238 45a. Community Board CB-8 Brooklyn
46. Dates of operation: 2/18/20 Present
47. Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If yes, explanation of experience or resume.
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.



5 Tables
14 seats

2 PROPOSED 1ST FLOOR PLAN
SCALE 1/4" = 1'-0"



Tiger Tots®

| | |
|--------------------------------|----|
| Fully Loaded (topping + sauce) | 11 |
| Saucy | 7 |
| Original | 6 |

Add our "Kim-cheez"
Korean-spiced cheese sauce + \$1

Hot Wings

| | |
|----------|----|
| 20 wings | 29 |
| 10 wings | 17 |
| 5 wings | 10 |

Make it a combo with two Fixin's
for just \$3 more!

SIGNATURE SAUCES

Atomic K-Pop (if you dare!)
Beale Street Hickory (smokey)
Bulldog (mild)
Fat Elvis (tangy)
Gangnam Style (creamy & spicy)
Han River Tartar Sauce
Seoul Sauce (hot)

Fixin's

(12 oz. serving size)

| | |
|--------------------------------|---|
| Ramen 'N' Cheese | 6 |
| Housemade Sesame Pickles | 6 |
| Kollard Greens | 6 |
| Kimchi Coleslaw | 5 |
| Korean Cornbread | 5 |
| Mane! Medley (chilled veggies) | 5 |

Housemade desserts

(8 oz. serving size)

| | |
|--------------------------|---|
| Death By Chocolate | 8 |
| Peach Cobbler | 6 |
| Banana Pudding | 6 |
| Chocolate Banana Pudding | 6 |
| Strawberry Soju Cake | 6 |

Soju, makgeolli, beer & cider

See our in-store board or website
for current availability

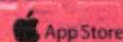


MEMPHIS SEOUL

SOUTHERN COOKIN' WITH A KOREAN KICK!

569 LINCOLN PLACE
CROWN HEIGHTS,
BROOKLYN

ORDER FOR
DELIVERY OR TAKEOUT AT
GETMEMPHISSEOUL.COM
OR DOWNLOAD OUR APP
AND GET 10% OFF
YOUR FIRST ORDER!



Sammies & sliders

EXTRA-LARGE SANDWICHES

| | |
|-------------------------|----|
| Bulgogi Meatloaf Sammie | 13 |
| Fried Catfish Sammie | 13 |
| Fried Chicken Sammie | 13 |
| Pulled Pork Sammie | 12 |
| BBQ Jackfruit Sammie | 12 |

SLIDERS

| | |
|-------------------------|---|
| Bulgogi Meatloaf Slider | 7 |
| Fried Chicken Slider | 7 |
| Pulled Pork Slider | 6 |
| BBQ Jackfruit Slider | 6 |

Make your sammie or slider a combo
with two Fixin's for just \$3 more!

Steamed buns

THREE-BUN PLATES

| | |
|---|----|
| You-Pick-Three Sampler (meatloaf & chicken each \$1 extra) | 13 |
| Bulgogi Meatloaf Trio | 14 |
| Fried Chicken Trio | 14 |
| Pulled Pork Trio | 13 |
| BBQ Jackfruit Trio | 13 |

SINGLE BUN

| | |
|-------------------------|---|
| Bulgogi Meatloaf Single | 5 |
| Fried Chicken Single | 5 |
| Pulled Pork Single | 5 |
| BBQ Jackfruit Single | 5 |

Make your buns a combo
with two Fixin's for just \$3 more!

Riverboat Fried Chicken®

| | |
|----------------------------------|----|
| 4-Piece Combo (with two Fixin's) | 16 |
| 3-Piece Combo (with two Fixin's) | 14 |
| 2-Piece Combo (with two Fixin's) | 12 |
| 12-Piece Boat (chicken only) | 35 |
| 8-Piece Boat (chicken only) | 24 |

BY THE PIECE

| | | | |
|--------|---|-------|---|
| Breast | 5 | Thigh | 4 |
| Leg | 4 | Wing | 3 |

| | |
|-------------------------------------|----|
| Chicken Strips (with dipping sauce) | 13 |
|-------------------------------------|----|

Make your boat or strips a combo
with two Fixin's for just \$3 more!

Baby back ribs

(Cut from 3-pound racks)

| | |
|------------|----|
| Full Order | 38 |
| Half Order | 22 |

Make your ribs a combo
with two Fixin's for just \$3 more!



Bibimbap-style rice bowls

| | |
|------------------------------|----|
| Bulgogi Meatloaf Bowl | 16 |
| Riverboat Fried Chicken Bowl | 16 |
| Pulled Pork Bowl | 15 |
| BBQ Jackfruit Bowl | 15 |

Platters

(Entree + two Fixin's)

| | |
|--------------------------|----|
| Bulgogi Meatloaf Platter | 17 |
| Fried Catfish Platter | 19 |
| Pulled Pork Platter | 15 |
| BBQ Jackfruit Platter | 15 |

By the pound

| | |
|------------------|----|
| Bulgogi Meatloaf | 18 |
| Pulled Pork | 16 |
| BBQ Jackfruit | 16 |

(ALSO AVAILABLE BY THE HALF POUND)

YES, WE CATER!

email us at:
info@getmemphisseooul.com



**ATTENTION RESIDENTS
& NEIGHBORS**

PLEASE SIGN UP FOR THE 2024 ELECTIONS
at the following location:

This establishment is seeking a license to serve
alcohol for the following location:

Contact the Registrar at 603.281.2222 or
visit the website at www.nh.gov/elections

ATTENTION RESIDENTS & NEIGHBORS

PLEASE SIGN UP FOR THE 2024 ELECTIONS
at the following location:

This establishment is seeking a license to serve
alcohol for the following location:

Contact the Registrar at 603.281.2222 or
visit the website at www.nh.gov/elections





