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

Tareake Dorill, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, Jeremy Cohn, as a qualified representative of **MT 121 Marks LLC**, located at 123 St Marks Place, New York, NY agree to the following stipulations:

1. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) JAPANESE,
   ☒ Kitchen open and serving food every night during all hours of operation.

2. My hours of operation will be:
   Mon 11AM-12AM ; 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)

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 _____. - 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: JAKE POZNAK Phone Number: 973-986-5599

16. ☐ I will: _____

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

Signed _____ Dated 10/24/23

Sworn to this 24 day of OCT 2023 _____ Notary Public

JACKY WU
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 8, 2026

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Phone (212) 533-5300
www.cb3manhattan.org - info@cb3manhattan.org

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Today's Date: _____

APPLICANT

1. Name of applicant and principle(s): MT 121 Marks LLC
2. Premise address: 123 St Marks Place, New York, NY 10009
3. Cross streets: St Marks Place & Avenue A
4. Trade name (DBA): TBD
5. Check which you are applying to: ☑ New liquor licence ☐ Alteration of an existing license ☐ Sale of assets
   BEER & WINE ONLY
6. If alteration, describe nature of alteration: N/A
7. Is location currently licensed? ☐ Yes ☑ No
8. Type of license: RESTAURANT WINE (beer and wine only)
9. Previous or current use of the location: Vacant Storefront for several years
10. Corporation and trade name of current location: _____
11. Type of building and number of floors: Mixed-use; 6 floors
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? ☐ Yes ☑ No LNO **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): R7A, R8B, C1-5
15. How many licensed establishments are within 1 block? 17
16. How many On-Premise (OP) liquor licenses are within 500 feet? 17
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: Restaurant with recorded music
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: 11AM - 12AM, all days **22**. Total number of table: 16 **23**. Total number of seats: 60

24. How many stand-up bars/ bar seats are located on the premise? 2 (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 alcholic beverage.)

25. Describe all bars (length, shape, and location): Shapes: U-shape & L-shape; Length and Location: TBD

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? Menu attached.

29. Will a manager or principal always be on site? ☑ Yes ☐ No If yes, which? TBD

30. How many employees will there be? 12

31. Do you have or plan to install ☐ French doors ☑ *accordion doors or ☑ *windows? *Already installed.

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 ☐ Juke box ☐ 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: Overhead 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? Applicant will ensure there will be no wait lines by taking reservations in advance to avoid any crowds.

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? Applicant will train staff to ensure that noise volume is in compliance with all local laws and regulations.

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): MT 181 Waverly LLC d/b/a Moody Tongue

45. Address: 150 West 10th Street, New York, NY **47.** Community Board # 2

46. Dates of operation: Opened 2/2023

47. Has any principal had work experience similar to the proposed business? ☑ Yes ☐ No *If yes*, explanation of experience or resume. See attached.

48. Does any principal have other businesses in this 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.

MT 121 Marks LLC - MENU

Appetizers
Dumplings
Korean Fried Chicken
Crispy Rice
Pork Ribs

Sushi Platters
(10 pieces of nigiri per person)
Sushi for 1
Sushi for 2
Sushi for 3
Sushi for 4

Entrees
Katsu Curry
Miso Braised Short Rib
Grilled Mackerel
Sesame Noodles
Dan Dan Noodles
Yakisoba Noodles

Sides
Rotating Bao
Seasonal Crudo
Sushi Rice
Steamed Vegetables

WORK EXPERIENCE

Jeremy Cohn, Chief Executive Officer: As CEO, Jeremy Cohn brings more than 10 years of business and finance expertise to Moody Tongue Brewing Company. A graduate of the prestigious Wharton School at the University of Pennsylvania, Cohn earned a Bachelor of Science in Economics with concentrations in Finance, Management and Real Estate. Following graduation, he set his sights on New York City, earning roles as an Analyst in the Investment Banking Division of Lazard Freres & Co. and subsequently as an Associate in the Acquisitions & Capital Markets Group at Vornado Realty Trust. Here, he facilitated transactions such as the $1.215 billion recapitalization of 666 Fifth Avenue in New York City and the $430 million acquisition of the Crowne Plaza Hotel in Times Square, New York City. With a strong interest in entrepreneurship, however, Jeremy began to pursue other business ventures when his cousin Jared Rouben, an experienced chef and brewmaster (three Michelin-starred Per Se, Rock Bottom Brewery, Goose Island Beer Company), approached him with the idea of opening a culinary-focused brewery. Cohn developed the initial business plan for the project and parted ways with his prior investment-oriented roles to co-found and build Moody Tongue Brewing Company in Chicago in 2014. Alongside Rouben, he is responsible for overseeing business operations, growth opportunities and the brewery's management. In 2019, after relocating and expanding production, Cohn and Rouben partnered with 11-time MICHELIN star recipient Executive Chef Jared Wentworth to open two full-service restaurants -- The Dining Room and The Bar -- earning Two Stars the 2021 and 2022 MICHELIN Guide for Chicago. In 2023, Cohn and Rouben partnered with veteran Japanese chef Hiromi Iwakiri to open Moody Tongue Sushi in the West Village neighborhood of New York City.

Jared Rouben, President & Brewmaster: Using a chef's mindset to highlight flavors and aromatics in balanced beers, President and Brewmaster Jared Rouben launched the culinary brewing company Moody Tongue in Chicago in the summer of 2014. A graduate of Washington University in St. Louis and the prestigious Culinary Institute of America in New York, Rouben has worked in critically acclaimed kitchens across the country including the Michelin-starred Martini House in Napa Valley, California and Thomas Keller's three Michelin-starred Per Se in New York City. After completing the Siebel Diploma Course from the world-renowned beer science institute in Chicago, Rouben served as Brewmaster at Chicago-based Goose Island Beer Company's Brewpubs. Here, he developed the brewery's Farmers' Market Series and Chef Collaboration Series with celebrity chefs like Rick Bayless, Stephanie Izard and Paul Kahan, ultimately building the foundation for the "culinary brewing" philosophy showcased at Moody Tongue. Rouben leads the creative development of Moody Tongue's portfolio of beers and has held roles such as Examiner for the Master Cicerone program and faculty at the Siebel Institute. By 2016, Rouben and CEO Jeremy Cohn opened The Tasting Room at Moody Tongue within the original Pilsen brewery location, and the high-design space showcasing his perennial and limited edition beers would go on to garner the Jean Banchet Award for "Best Bar" in 2019. Later that year, Rouben and Cohn relocated operations to Chicago's South Loop to expand production capacity and open two new restaurants with eleven-time Michelin-starred Chef Jared Wentworth. Focused on bringing together food with Moody Tongue's signature beers, The Bar (casual) and The Dining Room (fine dining) at Moody Tongue exhibit the endless possibilities of expertly crafted pairings by Wentworth and Rouben for their 15+ course tasting and a la carte menus, earning Two Stars in the Chicago MICHELIN Guide in 2021 and 2022. Thereafter,

Rouben and business partner Jeremy Cohn opened Moody Tongue Sushi in the West Village of New York City in February 2023, which was added to the New York MICHELIN Guide.

ATTENTION RESIDENTS & NEIGHBORS
MT 121 ST MARKS LLC
plans to open a
RESTAURANT
at the following location
123 ST MARKS PLACE, NEW YORK, NY 10009
This establishment is seeking a license to serve
BEER AND WINE
JAKE POZNAK (973) 986-5598
NEIGHBORING RESIDENTS
VECINOS DE LA COMUNIDAD
MT 121 ST MARKS LLC
RESTAURANT
BEER AND WINE

The New York Times
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TUESDAY, OCTOBER 31, 2023
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Plans to open a
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Encircling Ga
From the No
East and So
This article is by Isabel
Lauren Leatherby, Vivian
Aaron Boxerman.
JERUSALEM — Israel
on Monday advanced from
directions toward the
and densely populated
stronghold of Gaza City,

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& NEIGHBORS
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This article is by Michael D. Shear, David E. Sanger and Edward Wong.
WASHINGTON — Three days after Hamas terrorists slaughtered more than 1,400 people, President Biden offered Prime Minister Benjamin Netanyahu support in the wake of the vow by Israel's leader to "avenge this black day" and to turn Hamas hide-outs "into a ruin" from the

ATTENTION RESIDENTS & NEIGHBORS
第 3 社區居民 請注意

MT 121 ST MARKS LLC

公司名字(Company) and/和 聯繫人的資料 (Contact Info)

Plans to open a (以上的店主想要在第 3 社區申請生意相關牌照擴展生意)

RESTAURANT

(請選擇/please choose) 酒吧 (Bar)/餐館 (Restaurant)
戶外咖啡 (Sidewalk Café) or 或者
後院花園咖啡(Backyard Use)

123 St Marks Place, New York, NY 10009

Address/生意地址

seeking a license to serve(以上的店主想要請以下相關酒牌照)

BEER AND WINE

(請選擇/please choose) 啤酒和酒牌照 (Beer & Wine) or/或者
啤酒牌照 (Beer) or/或者
酒和烈酒牌照 (Wine & Liquor)

如有任何疑問或關注，請聯繫申請者或第三社區委員會
mn03@cb.nyc.gov - www.cb3manhattan.org

The New York Times

"All the News That's Fit to Print"

TUESDAY, OCTOBER 31, 2023

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Prices in Canada may be higher. $4.00

THE WEATHER
Today, sunny, cool, high 51. Tonight, cloudy, a late shower, low 42. Tomorrow, clouds in the morning breaking for some sun, a shower, breezy, high 49. Weather map is on page B12.

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AS TROOPS MOVE IN, NETANYAHU VOWS TO DESTROY HAMAS

NEWS ANALYSIS

Biden's Full Backing Is Now Tempered

This article is by Michael D. Shear, David E. Sanger and Edward Wong.

WASHINGTON — Three days after Hamas terrorists slaughtered more than 1,400 people, President Biden offered Prime Minister Benjamin Netanyahu support in the wake of the vow by Israel's leader to "avenge this black day" and to turn Hamas hide-outs "into a ruin" from the air and on the ground.

"I told him if the United States experienced what Israel is experiencing, our response would be swift, decisive and overwhelming," Mr. Biden recalled saying during a call between the two leaders on Oct. 10.

But the president's message, in which he emphatically joined the mourning that was sweeping through Israel, has shifted dramatically over the last three ...ile he continues to ... support for

Encircling Gaza City From the North, East and South

This article is by Isabel Kershner, Lauren Leatherby, Vivian Yee and Aaron Boxerman.

JERUSALEM — Israeli forces on Monday advanced from three directions toward the battered and densely populated Hamas stronghold of Gaza City, slowly pushing deeper into the Gaza Strip while battering the territory with airstrikes and renewing evacuation warnings to people and hospitals.

On the fourth day of Israel's invasion, formations of its troops and armored vehicles approached the city and neighboring population centers from the north, east and south, as shown by witness photos and videos verified by The New York Times, as well as satellite imagery.