



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

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, TOMOTSUGU Kubo, as a qualified representative of AYS Sushi LLC
 located at 122 St Marks Place, New York, NY agree to the following stipulations:

- I will operate a full-service restaurant, specifically a (type of restaurant) Sushi
 Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:
 Mon 12 pm - 12 am; Tue 12 pm - 12 am; Wed 12 pm - 12 am;
 Thu 12 pm - 12 am; Fri 12 pm - 12 am; Sat 12 pm - 12 am; Sun 12 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. 0 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 8 pm. - 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: TOMOTSUGU Kubo Phone Number: (917) 636-9223
 16. I will: Have reservations + an ELECTRONIC NOTIFICATION System

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

Signed [Signature] Dated 02/01/2024

Sworn to this 1 day of FEBRUARY 2024

[Signature]
 Notary Public
 GANESH JUNIOR RAM
 Notary Public - State of New York
 No. 01RA6418262
 Qualified in Queens County
 My Commission Expires 06/07/2025



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 59 East 4th Street - New York, NY 10003
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Paul Rangel, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: _____

APPLICANT

1. Name of applicant and principle(s): AYS SUSHI LLC - TOMO KUBO (OWNER)
2. Premise address: 122 ST. MARK'S PLACE
3. Cross streets: AVE A - AVE B
4. Trade name (DBA): TO BE DETERMINED
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: HAD A RETAIL BEER LICENSE FOR A DELI
9. Previous or current use of the location: GROCERY / MARKET
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 12a. What is the permitted occupancy indoors and outdoors? APPLYING FOR LNO FOR 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? 18
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: 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): SUN-THURS 5PM - 12AM FRI + SAT 5AM - 12AM (NO OUTDOOR SPACE)
22. Total number of table: 12 23. Total number of seats: 24
24. How many stand-up bars / bar seats are located on the premise? 1 U SHAPED BAR WITH 9 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.)

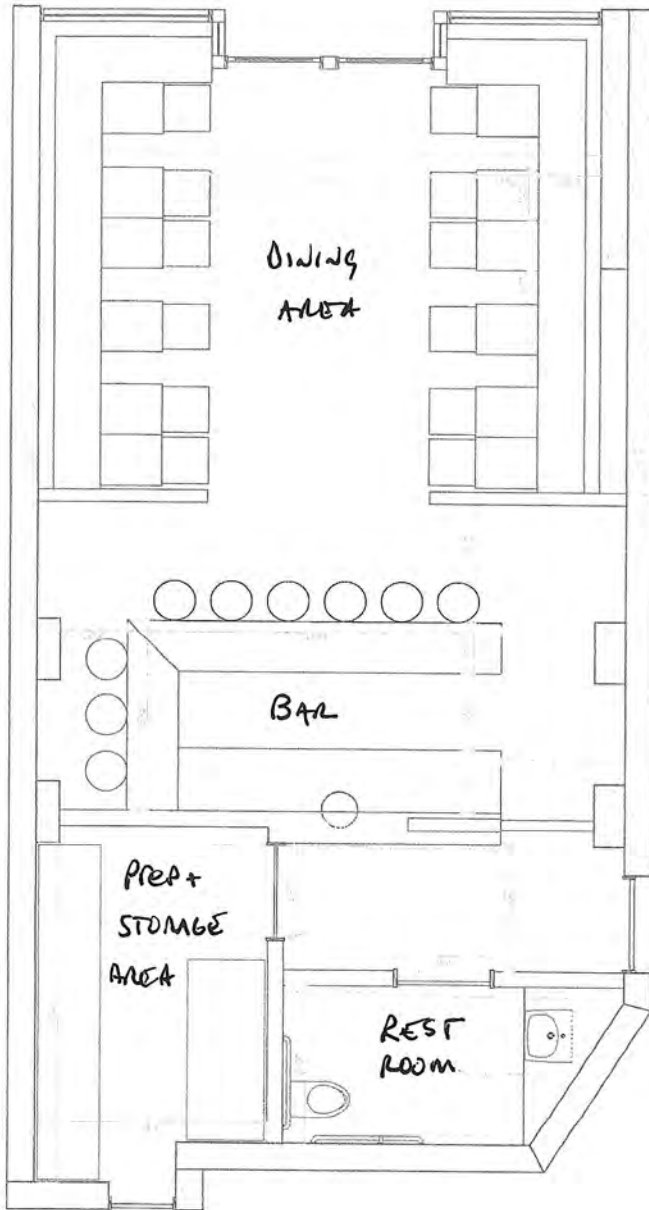
25. Describe all bars (length, shape, and location): L SHAPED BAR 12'x6' IN REAR OF SEATING AREA
26. Does premise have a full kitchen? Yes No (PREP AREA)
27. What are the hours kitchen will be open? ALL HOURS OF OPERATION
28. What type of food is available for sale? JAPANESE
29. Will a manager or principal always be on site? Yes No If yes, which? _____
30. How many employees will there be? 6-8
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? N/A
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment?
WE WILL MONITOR THE OUTSIDE OF THE PREMISE. LIKE WE DO AT OUR RESTAURANT.
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?
WE WILL ONLY HAVE LOW BACKGROUND MUSIC
42. Do you have sound proofing installed? Yes No UNKNOWN
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): TABETOMO / AYS SUSHI
45. Address: 131 AVE A / 120 ST. MARK'S PL 45a. Community Board 3
46. Dates of operation: 11/21/18 - PRESENT / 6/23 - PRESENT
47. Has any principal had work experience similar to the proposed business? Yes No If yes, explanation of experience or resume. SEE ABOVE
48. Does any principal have other business in the area? Yes No If yes, give trade name and describe type of business: SEE ABOVE
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.

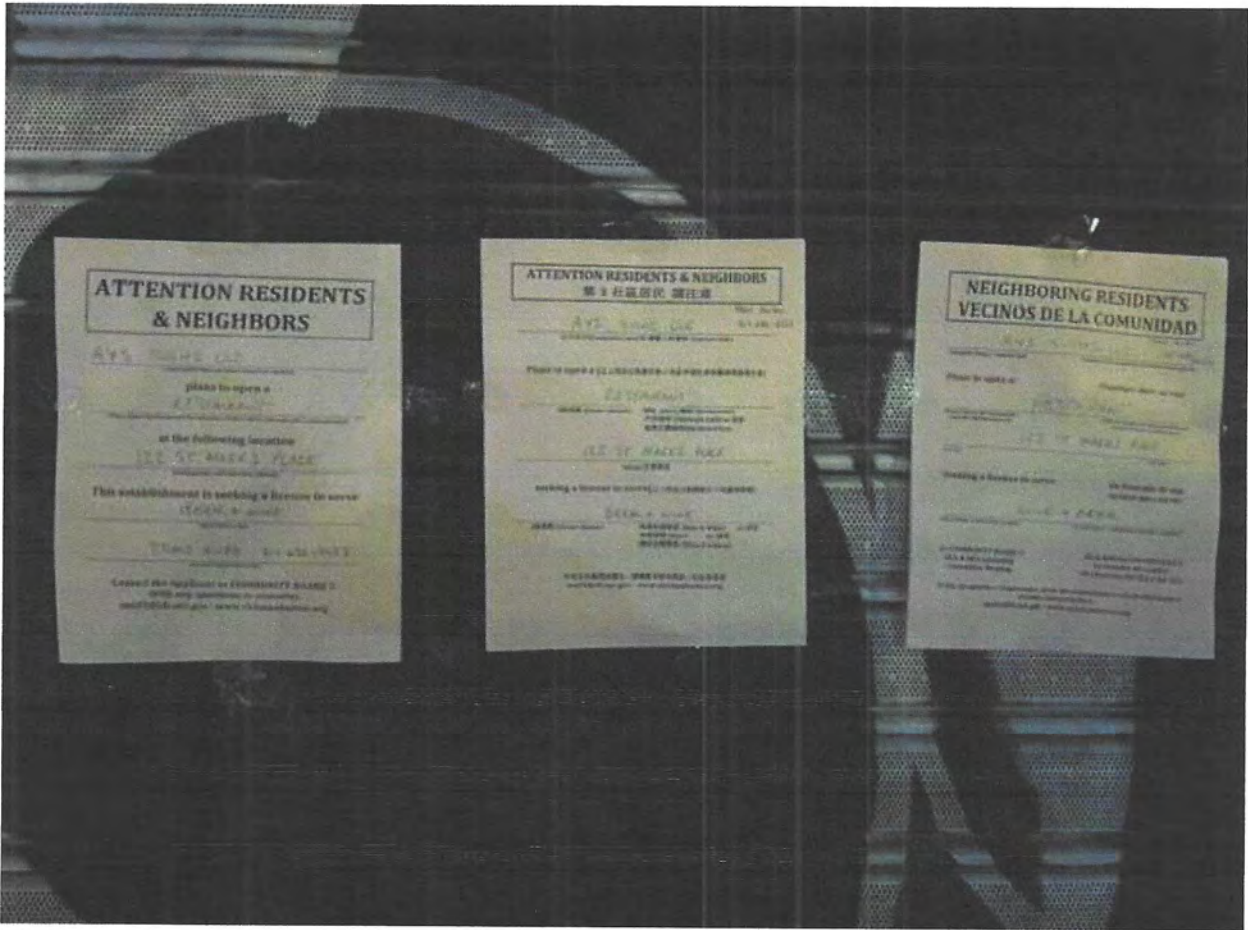
COMMUNITY OUTREACH

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.



TOTAL SEATING
SEATING 80 SEAT

GROUND FLOOR
PLAN



ATTENTION RESIDENTS & NEIGHBORS

111 ST. MARK'S PLACE

please to open a

ESTABLISHMENT

at the following location

111 ST. MARK'S PLACE

This establishment is seeking a license to serve

ALCOHOLIC BEVERAGES

THANK YOU FOR YOUR ASSISTANCE

Contact the applicant by EMMETT BLAKE II
 970.464.4444 or 970.464.4444
 emmett@cityofdenver.org

ATTENTION RESIDENTS & NEIGHBORS
 居民及社區居民 請注意

111 ST. MARK'S PLACE

請在此地址開設一間

ESTABLISHMENT

111 ST. MARK'S PLACE

此處正尋求

ALCOHOLIC BEVERAGES

THANK YOU FOR YOUR ASSISTANCE

CONTACT: EMMETT BLAKE II
 970.464.4444

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

111 ST. MARK'S PLACE

please to open a

ESTABLISHMENT

at the following location

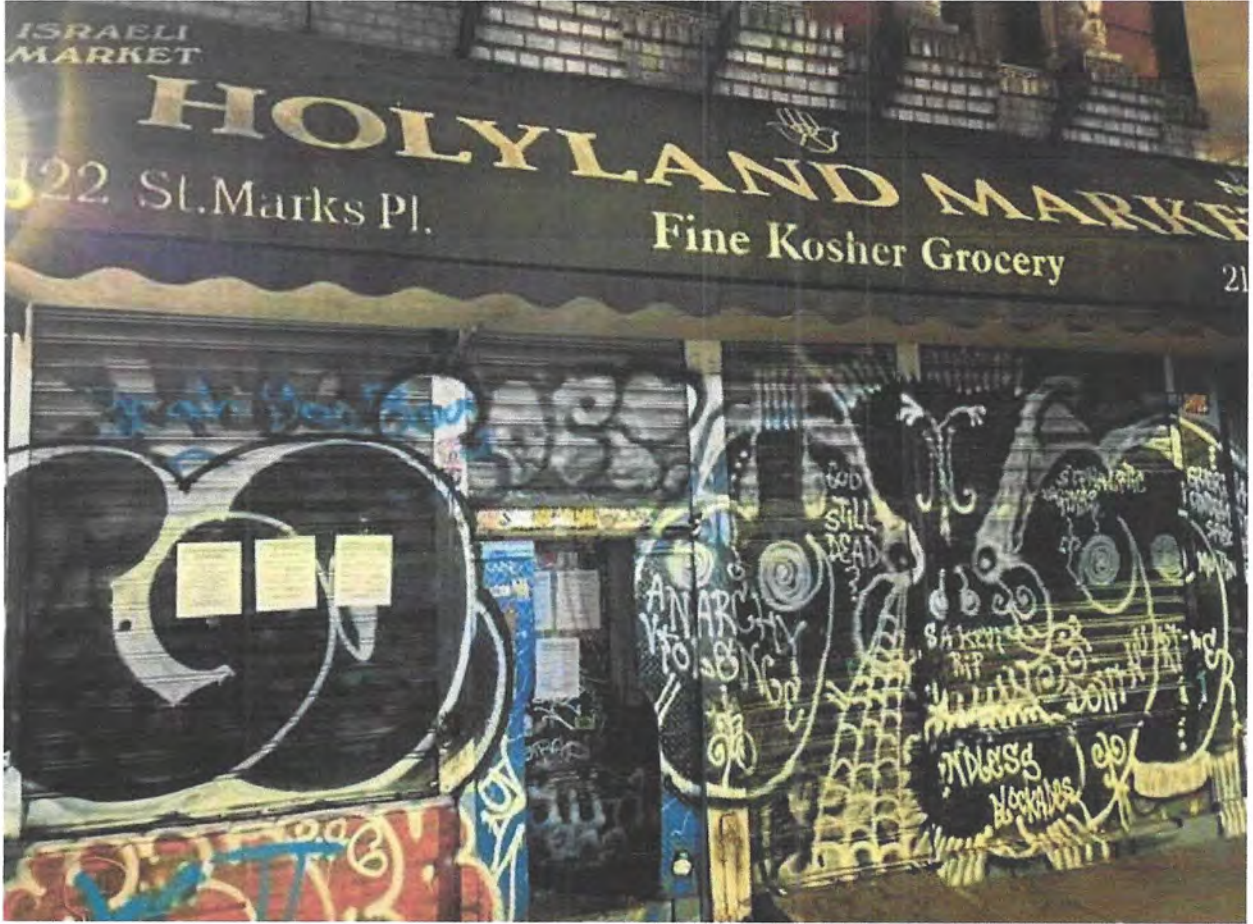
111 ST. MARK'S PLACE

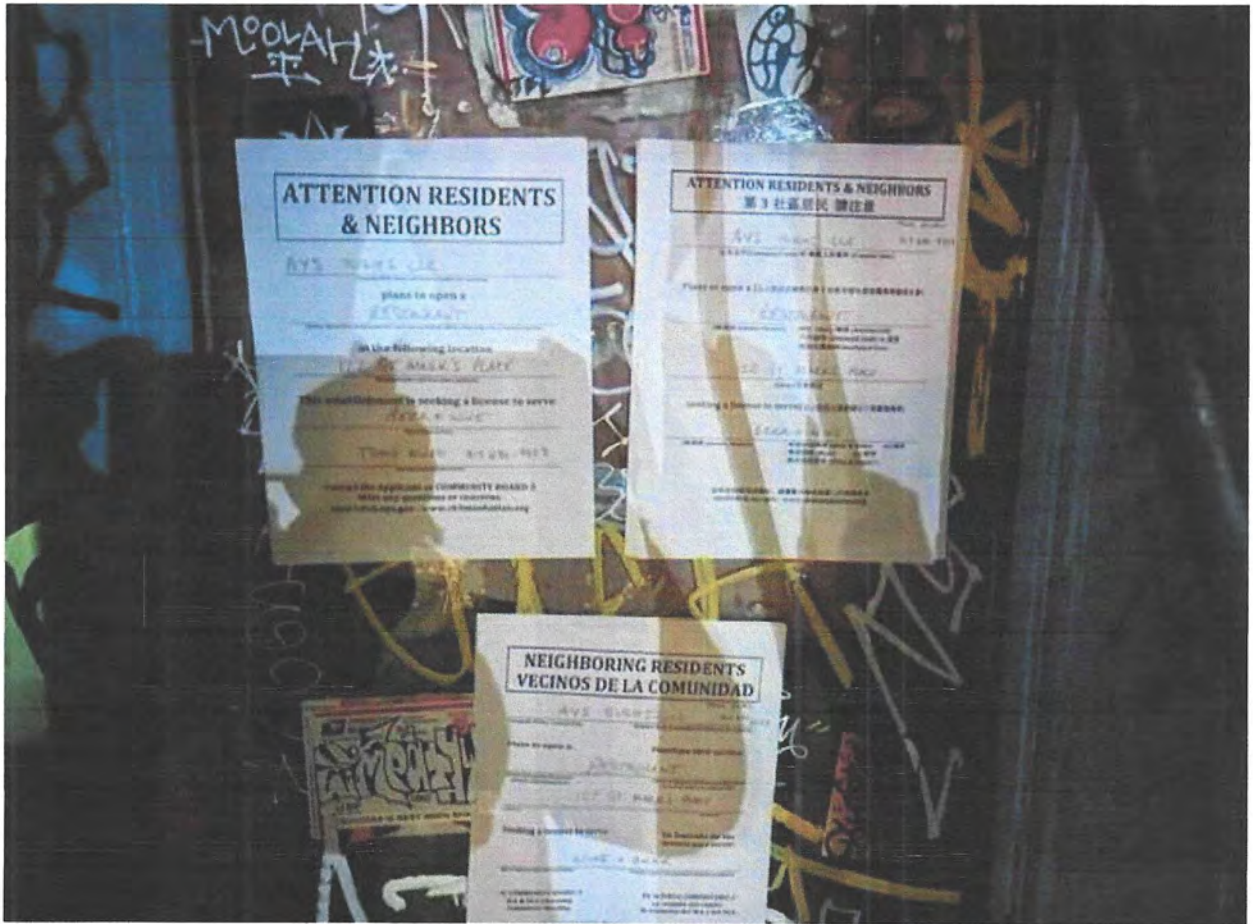
This establishment is seeking a license to serve

ALCOHOLIC BEVERAGES

THANK YOU FOR YOUR ASSISTANCE

Contact the applicant by EMMETT BLAKE II
 970.464.4444 or 970.464.4444
 emmett@cityofdenver.org





ATTENTION RESIDENTS & NEIGHBORS

AVIS PARA LOS CERCANOS

place to open a
RESTAURANT

in the following location
177 ST MARK'S PLACE

This establishment is seeking a license to serve
ALCOHOLIC BEVERAGES

Time: **11:00 AM - 11:00 PM**

For more information or to apply, please contact the
COMMUNITY BOARD 2
at 312-631-1234 or visit our website at
www.312.gov

ATTENTION RESIDENTS & NEIGHBORS
第 3 社區居民 請注意

AVIS PARA LOS CERCANOS

Place to open a **RESTAURANT** (business):

RESTAURANT

in the following location
177 ST MARK'S PLACE

This establishment is seeking a license to serve
ALCOHOLIC BEVERAGES

Time: **11:00 AM - 11:00 PM**

For more information or to apply, please contact the
COMMUNITY BOARD 2
at 312-631-1234 or visit our website at
www.312.gov

NEIGHBORING RESIDENTS
VECINOS DE LA COMUNIDAD

AVIS PARA LOS CERCANOS

Place to open a **RESTAURANT** (business):

RESTAURANT

in the following location
177 ST MARK'S PLACE

This establishment is seeking a license to serve
ALCOHOLIC BEVERAGES

Time: **11:00 AM - 11:00 PM**

For more information or to apply, please contact the
COMMUNITY BOARD 2
at 312-631-1234 or visit our website at
www.312.gov



From: Robert Callahan <enforcer1611@gmail.com>
Sent: Wednesday, January 31, 2024 12:04 PM
To: Chia Pan <CHIA.PAN@outlook.com>
Subject: AYS SUSHI LLC PUBLIC POSTINGS (122 ST. MARKS)

Chia,

[Quoted text hidden]

4 attachments



4.jpg
68K



3.jpg
84K



2.jpg
132K



1.jpg
141K

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	122 St Marks Pl, New York, New York, 10009
Geocode	Latitude: 40.72689 longitude: -73.98385
Report Generated On	11/13/2023

6 Closest Liquor Stores		
Name	Address	Distance
EAST VILLAGE WINES & SPIRITS INC Ser #: 1302369	138 1ST AVE NEW YORK, NY 10009	448 ft
NIZGA CORP Ser #: 1023551	58 AVENUE A NEW YORK, NY 10009	991 ft
SAKAYA INC Ser #: 1189050	324 E 9TH STREET (WEST STORE) 1ST & 2ND AVE. NEW YORK, NY 10003	1,063 ft
CONVIVE PARTNERS LLC Ser #: 1290950	196 AVENUE A NEW YORK, NY 10009	1,141 ft
BRIX NYC LLC Ser #: 1298290	170 AVENUE B STORE SOUTH NEW YORK, NY 10009	1,149 ft
MIAT LIQUORS INC Ser #: 1023526	166 2ND AVE NEW YORK, NY 10003	1,373 ft
JCCSM INC Ser #: 1336591	45 1ST AVE NEW YORK, NY 10003	1,396 ft
S & P LIQUOR & WINE CORP Ser #: 1281498	89 2ND AVE NORTH STORE NEW YORK, NY 10003	1,421 ft

Schools within 500 feet		
Name	Address	Distance
GEORGE JACKSON ACADEMY	104 ST MARK'S PL NEW YORK, NY 10009	196 ft

Churches within 500 feet	
Name	Distance
St Marys American Orthodox Greek Catholic Church	151 ft
Citylight Church	151 ft
Taurus Seventh E LLC	153 ft
St Stanislaus B & M Church	274 ft
Congregation Meseritz Synagogue	446 ft

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
LITTLE SAINT INC Ser #: 1345519	121 ST MARKS PL EAST STORE NEW YORK, NY 10009	118 ft
TEAM BODOR 3 LLC Ser #: 1350754	101 AVENUE A NEW YORK, NY 10009	397 ft
SOMTUM DER NYC INC Ser #: 1365018	85 AVENUE A STORE 1 NEW YORK, NY 10009	605 ft
MAMAS COOKING II LLC Ser #: 1365651	171 AVENUE A NEW YORK, NY 10009	734 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
118 RESTAURANT LLC Ser #: 1322976	118 SAINT MARKS PL NEW YORK, NY 10009	58 ft
CRIF DOGS ST MARKS LLC Ser #: 1333902	113 ST MARKS PL NEW YORK, NY 10009	70 ft
KING ME KONG LLC Ser #: 1310387	119 SAINT MARKS PL STORE #2 OR FRNT2 NEW YORK, NY 10009	84 ft
BAC 115 CORP Ser #: 1287332	115 ST MARKS PL STORE 1 NEW YORK, NY 10009	105 ft
241 ON ST MARKS CORP Ser #: 1337647	121 ST MARKS PL NEW YORK, NY 10009	120 ft
SADA THREE LLC Ser #: 1280002	132 ST MARKS PL NEW YORK, NY 10009	175 ft
NONPLUSSED LEGERDEMAIN LLC Ser #: 1340150	119 AVENUE A NEW YORK, NY 10009	197 ft
ST DYMPHNAS LLC Ser #: 1316327	117 AVENUE A NEW YORK, NY 10009	211 ft
BUA NEW YORK LLC Ser #: 1154910	122 SAINT MARKS PLACE NEW YORK, NY 10009	235 ft
LUDWIKA MICKEVICIUS Ser #: 1024637	135 AVE A NEW YORK, NY 10009	255 ft
TOZZER LTD Ser #: 1053133	112 AVENUE A NEW YORK, NY 10009	271 ft
YUCA BAR & RESTAURANT INC Ser #: 1142126	111 AVENUE A EAST 7TH STREET NEW YORK, NY 10009	303 ft
WISHBONE PRODUCTIONS INC Ser #: 1024680	141 AVENUE A AKA 442 E 9TH STREET NEW YORK, NY 10009	311 ft
SEVEN A CAFE INC Ser #: 1024665	130 E 7TH STREET AKA 109 AVENUE A NEW YORK, NY 10009	323 ft
LE MIU CORP Ser #: 1169576	107 AVE A 6TH & 7TH STREET NEW YORK, NY 10009	339 ft
RIVKA INC Ser #: 1155091	101 ST MARKS PLACE NEW YORK, NY 10009	369 ft
ANIMALS GROUP INC Ser #: 1323698	90 ST MARKS PL AKA 132 1ST AVE	403 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
	NEW YORK, NY 10009	
MOONWALKERS RESTAURANT CORP Ser #: 1024644	101 AVENUE A NEW YORK, NY 10009	419 ft
DEATH & CO EAST VILLAGE LLC Ser #: 1313715	433 E 6TH ST NEW YORK, NY 10009	432 ft
NOREETUH RESTAURANT LLC Ser #: 1337700	128 1ST AVE NEW YORK, NY 10009	435 ft
MALA PROJECT EAST VILLAGE LLC Ser #: 1319413	122 1ST AVE NEW YORK, NY 10003	443 ft
LITTLE REBEL INC Ser #: 1285359	134 1ST AVE NEW YORK, NY 10009	456 ft
BIG LEE AND SASHAS INC Ser #: 1303765	140 1ST AVE NEW YORK, NY 10009	456 ft
1465 CDM INCORPORATED Ser #: 1140940	126 1ST AVENUE NEW YORK, NY 10009	464 ft
CHERRY TAVERN INC Ser #: 1028352	441 E 6TH STREET NEW YORK, NY 10009	483 ft
NUDIBRANQUIO LLC Ser #: 1340390	125 127 1ST AVE NEW YORK, NY 10003	497 ft
OT AT OT LLC Ser #: 1347370	94 96 AVENUE A NEW YORK, NY 10009	502 ft
CIEN FUEGOS LLC Ser #: 1239384	95 AVENUE A AKA 445 E 6TH ST NEW YORK, NY 10009	514 ft
CORSICA ENTERTAINMENT INC Ser #: 1170273	505 E 6TH STREET AVENUES A & B NEW YORK, NY 10009	528 ft
W C O U RADIO INC Ser #: 1024404	115 1ST AVENUE NEW YORK, NY 10003	539 ft
ARIARI NYC LLC Ser #: 1352665	119 1ST AVE NEW YORK, NY 10003	553 ft
DOWN AND OUT BROOKLYN LLC Ser #: 1343228	503 E 6TH ST NEW YORK, NY 10009	554 ft
BA VICTORY CORP Ser #: 1268813	513 E 6TH ST NEW YORK, NY 10009	576 ft
BOGGY DEPOT INC Ser #: 1117052	85 AVENUE A 5TH & 6TH STREETS NEW YORK, NY 10009	578 ft
CAFETASIA INC Ser #: 1259691	85 AVENUE A STORE 1 NEW YORK, NY 10009	586 ft
NOWON INC Ser #: 1340827	507 E 6TH ST NEW YORK, NY 10009	587 ft
BARMAR LLC Ser #: 1108851	77 ST MARKS PLACE NEW YORK, NY 10003	595 ft
TAQUERIA SAINT MARKS PLACE INC Ser #: 1282265	79 SAINT MARKS PL NEW YORK, NY 10003	597 ft
BALLINGERS EV LLC Ser #: 1317190	85 AVENUE A LOWER SOUTHERN STORE #5 NEW YORK, NY 10009	606 ft
AVE A KARAOKE CORP Ser #: 1110686	81 AVENUE A 5TH & 6TH STREETS NEW YORK, NY 10009	608 ft
PINEAPPLE CLUB LLC THE	509 E 6TH ST	609 ft

Active On Premises Liquor Licenses within 750 Feet

Name	Address	Distance
Ser #: 1321228	NEW YORK, NY 10009	
ELLSFRED INC Ser #: 1263574	520 E 6TH ST NEW YORK, NY 10009	611 ft
JARLENE CORP Ser #: 1290480	160 1ST AVE NEW YORK, NY 10009	624 ft
JUSTIFIED LLC Ser #: 1246384	102 1ST AVENUE NEW YORK, NY 10009	625 ft
75 ST MARKS PLACE LLC Ser #: 1262361	75 ST MARKS PL NEW YORK, NY 10003	626 ft
CAFE MOCHA INC Ser #: 1356576	111 1ST AVE NORTH STORE NEW YORK, NY 10003	627 ft
HOUSE OF HEALTH HEALING AND HAPPINESS INC, THE Ser #: 1275274	405 E 6TH ST NEW YORK, NY 10009	631 ft
FIRST HOSPITALITY LLC Ser #: 1305241	105 1ST AVE NEW YORK, NY 10009	644 ft
SIDNEY'S FIVE LLC Ser #: 1334678	103 1ST AVE NEW YORK, NY 10003	657 ft
MOLINERO LLC Ser #: 1285163	107 1ST AVE STORE A NEW YORK, NY 10003	662 ft
JAMIE COFFEE LLC Ser #: 1306543	81 E 7TH ST NEW YORK, NY 10003	667 ft
PATTY MC CARTHYS INC Ser #: 1024662	169 AVENUE A NEW YORK, NY 10009	685 ft
HEADLESS WIDOW LLC, THE Ser #: 1317372	99 1ST AVE NEW YORK, NY 10003	687 ft
A10TH KITCHEN GROUP INC Ser #: 1326371	162 AVENUE A NEW YORK, NY 10009	692 ft
MARRY THE KETCHUP INC Ser #: 1265104	95 1ST AVE NEW YORK, NY 10003	695 ft
BLUE & GOLD BAR INC Ser #: 1024187	79 E 7TH STREET GROUND FLOOR STORE NEW YORK, NY 10003	695 ft
7TH STREET SUSHI PARK INC Ser #: 1336507	77 E 7TH ST 1ST & 2ND AVENUES NEW YORK, NY 10003	717 ft
AGN RESTAURANT LLC Ser #: 1295706	166 1ST AVE NEW YORK, NY 10009	723 ft
IMMIGRANT WINE BAR LLC, THE Ser #: 1298429	341 E 9TH ST NEW YORK, NY 10003	734 ft
IMMIGRANT TAP ROOM INC Ser #: 1306247	341 E 9TH ST WEST STORE NEW YORK, NY 10003	734 ft
TOMKIN SQUARE KIDS INC Ser #: 1024392	73 75 E 7TH STREET NEW YORK, NY 10003	740 ft
CGJC HOLDINGS LLC Ser #: 1305172	168 1ST AVE NEW YORK, NY 10009	743 ft