



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, Xin Chen, as a qualified representative of Sushi Xushin Inc,
located at 23 Avenue B, New York, NY agree to the following stipulations:

- ☒ I will operate a full-service restaurant, specifically a (type of restaurant) Japanese Omakase restaurant
☒ Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:
Mon 5pm - 11pm; Tue 5pm - 11pm; Wed 5pm - 11pm;
Thu 5pm - 11pm; Fri 5pm - 11pm; Sat 5pm - 11pm; Sun 5pm - 11pm.

(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 _____. - 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: Xin Chen Phone Number: (646) 704-8507

16. ☐ I will: _____

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

Signed

Sworn to this 1st day of June, 2024

June 1, 2024

Dated

ELLEN LEE

Notary Public, State of New York

No. 01LE6109987

Qualified in Queens County

Commission Expires May 24, 2028



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Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: 06/01/2024

APPLICANT

1. Name of applicant and principle(s): Sushi Xushin Inc, Xin Chen (President)
2. Premise address: 23 Avenue B, New York NY 10009
3. Cross streets: Between E 2nd St & E 3rd St
4. Trade name (DBA): Souraji
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: N/A
7. Is location currently licensed? ☐ Yes ☒ No
8. Type of license: Tavern Wine (beer/wine)
9. Previous or current use of the location: Japanese Omakase restaurant
10. Corporation and trade name of current location: Currently under renovation, previously "Domakase"
11. Type of building and number of floors: 6-story mixed residential & commercial bldg
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 max
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 Commercial overlay C1-5
15. How many licensed establishments are within 1 block? 37
16. How many On-Premise (OP) liquor licenses are within 500 feet? 20
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 Japanese Omakase restaurant
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): 5pm - 11pm
22. Total number of table: 5 23. Total number of seats: 16
24. How many stand-up bars / bar seats are located on the premise? 1 Omakase Bar with 10 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' x 5' L-shaped Customer Bar (Omakase Bar)
26. Does premise have a full kitchen? ☐ Yes ☒ No
27. What are the hours kitchen will be open? 5pm - 11pm
28. What type of food is available for sale? Japanese sushi
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Manager
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: N/A
35. What will be the music volume? ☒ Background (quiet) ☐ Entertainment level
36. Please describe your sound system: Bose 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? _____

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 have quiet background music played only.
42. Do you have sound proofing installed? ☐ Yes ☒ No
43. If not, do you plan to install sound-proofing? ☐ Yes ☒ No

APPLICANT HISTORY

Koi Sushi Chef Inc, 55 5th Ave, Brooklyn, NY 11217 - CB Brooklyn 6 From 6/2023 to Present

44. Has this corporation or any principal been licensed previously? ☒ Yes ☐ No If yes, please indicate name of establishment(s): Mojo Sushi Chef Inc
45. Address: 177 9th Ave, New York, NY 10011 45a. Community Board Manhattan 4
46. Dates of operation: 11/2022 to Present
47. Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If yes, explanation of experience or resume. Currently owns 2 other Omakase restaurants in NYC
48. Does any principal have other business in the area? ☒ Yes ☐ No If yes, give trade name and describe type of business: Mojo Sushi Chef Inc, Japanese Omakase restaurant
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.