



# 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 Luk Shinn Inc,  
located at 85 Stanton Street, New York, NY agree to the following stipulations:

1. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) Japanese Oamkase  
☒ Kitchen open and serving food every night during all hours of operation.
2. 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)
3. ☒ I will not use outdoors commercially.
4. ☒ I may apply for sidewalk and/or roadbed dining as allowed 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.
5. ☒ 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.
6. 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 \_\_\_\_\_.
7. ☒ I will play ambient recorded background music only. 0 number of TVs.
8. ☒ 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.
9. ☒ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3 and after one year of operation.
10. ☒ I will not apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.
11. ☒ I will not participate in pub crawls or have party buses come to my establishment.
12. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
13. ☒ 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** -
14. ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
15. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
16. ☒ 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

17. ☐ I will: \_\_\_\_\_

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

Xin Chen  
Signed

03/31/2025

Dated

Sworn to this 31st day of March, 2025

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: 03/21/2025

**APPLICANT**

1. Name of applicant and principle(s): Luk Shinn Inc
2. Premise address: 85 Stanton St
3. Cross streets: Between Allan and Orchard Streets
4. Trade name (DBA): Mojo East
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: Cafe
10. Corporation and trade name of current location: We are currently under renovation
11. Type of building and number of floors: 6-story mixed use bldg with apts above
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
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): C4-4A
15. How many licensed establishments are within 1 block? 112 within 1 block radius
16. How many On-Premise (OP) liquor licenses are within 500 feet? 40
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): 11am - 11pm, 7 days
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 customer 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): 16' L-shaped Omakase Bar, located mid-right side of the restaurant
26. Does premise have a full kitchen? ☐ Yes ☒ No
27. What are the hours kitchen will be open? 11am - 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? 12 - 16
31. Do you have or plan to install? ☐ French doors ☐ accordion doors ☐ windows
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? \_\_\_\_\_
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): 1. Mojo Chef Inc DBA Mojo Omakase, 177 9th Ave, NY 2. Koi Sushi Chef Inc, 55 5th Ave, Brooklyn
45. Address: 3. Sushi Xushin Inc, 23 Avenue B, NY 45a. Community Board M3
46. Dates of operation: 2022 to 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: Sushi Xushin Inc DBA Souraji, 23 Avenue B - opened 2024
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.