

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, Steven Oh, as a qualified representative of Okiboru USA LLC,  
located at 188 1st Avenue, New York, NY agree to the following stipulations:

1. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) Japanese noodles restaurant,  
☒ Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be:  
Mon 11:30 am to 10 pm ; Tue 11:30 am to 10 pm ; Wed 11:30 am to 10 pm ;  
Thu 11:30 am to 10 pm ; Fri 11:30 am to 10 pm ; Sat 11:30 am to 10 pm ; Sun 11:30 am to 10 pm .  
(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 1 private parties per Year.
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: Steven Oh Phone Number: 818-679-7159

17. ☐ I will: \_\_\_\_\_

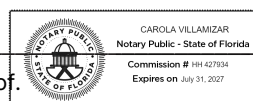
I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Steven Oh

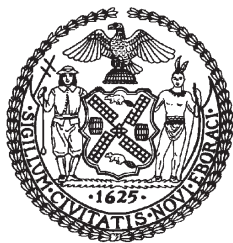
25th March 2025

Signed  
State of Florida County of Miami-Dade  
Sworn to this 25th day of March 2025

Notarized remotely online using communication technology via Proof.



Dated  
Carola Villamizar  
Notary Public



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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

**Community Board 3 Liquor License Application Questionnaire for Administrative Approval**

Today's Date: March 25, 2025

**APPLICANT**

1. Name of applicant and principle(s): Okiboru USA, LLC - Justin Lim and Steven Oh
2. Premise address: 188 First Ave, New York, NY 10009
3. Cross streets: First Ave between E11th St and E12th St
4. Trade name (DBA): Okiboru
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: Restaurant but it burned down
10. Corporation and trade name of current location: None
11. Type of building and number of floors: Mixed commercial and residential; 5 floors plus basement
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? \_\_\_\_\_
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
15. How many licensed establishments are within 1 block? \_\_\_\_\_
16. How many On-Premise (OP) liquor licenses are within 500 feet? 12
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: We will be a Japanese noodle restaurant serving lunch and dinner.
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): Open Tuesday thru Sunday from 11:30 am to 10 pm; No outdoor space will be used
22. Total number of table: 13 23. Total number of seats: 65
24. How many stand-up bars / bar seats are located on the premise? 7 bar 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): It is a straight bar about 18-feet long, located at front of restaurant
26. Does premise have a full kitchen? ☒ Yes ☐ No
27. What are the hours kitchen will be open? 10:30 am to 9:30 pm
28. What type of food is available for sale? Japanese food, including noodles, soups, various grilled items
29. Will a manager or principal always be on site? ☐ Yes ☒ No If yes, which? manager
30. How many employees will there be? 8
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: Music streaming service such as Apple Music or Spotify
35. What will be the music volume? ☒ Background (quiet) ☐ Entertainment level
36. Please describe your sound system: Generic off the shelf 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? \_\_\_\_\_
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? \_\_\_\_\_  
If necessary to manage a line out the door, we will have an employee monitoring the situation to ensure an orderly line
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 don't expect to be a noisy restaurant but if ever there is excessive noise, we will ask our customers to be quieter
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): Okiboru Ramen & Tsukemen
45. Address: 3614 Satellite Blvd, Duluth, GA 30096 45a. Community Board N/A
46. Dates of operation: August 2022 to present
47. Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If yes, explanation of experience or resume. Yes, we have multiple restaurants under the Okiboru brand where we offer Japanese noodles and related food items.
48. Does any principal have other business in the area? ☒ Yes ☐ No If yes, give trade name and describe type of business: Okiboru House of Tsukemen (same business, Japanese noodles)
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.

# ATTENTION RESIDENTS & NEIGHBORS

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Company/DBA Name and Contact Number for Questions

**plans to open a**

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(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

**at the following location**

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Building Number and Street Name (Address)

**This establishment is seeking a license to serve**

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Beer & Wine or Beer

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Applicant Contact Information

**Contact the Applicant or COMMUNITY BOARD 3  
With any questions or concerns.  
mn03@cb.nyc.gov - [www.cb3manhattan.org](http://www.cb3manhattan.org)**

# ATTENTION RESIDENTS & NEIGHBORS

## 第 3 社區居民 請注意

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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)

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(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)

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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)

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(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](mailto:mn03@cb.nyc.gov) - [www.cb3manhattan.org](http://www.cb3manhattan.org)

# NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

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Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

---

(Please choose) Bar/Restaurant  
sidewalk café/backyard use

(Favor de escoger) una Barra/un Restaurante  
un café de acera o un patio de atrás

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address

dirección

Seeking a license to serve

En búsqueda de una  
licencia para servir:

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Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

At COMMUNITY BOARD 3  
SLA & DCA Licensing  
Committee Meeting

En la JUNTA COMUNITARIA 3  
La reunión del Comité  
de Licencias del SLA y del DCA

Si hay preguntas o inquietudes, favor de comuníquese con el solicitante o  
la Junta Comunitaria 3.

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