



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, Joo Young Yang, as a qualified representative of Rollcraft 77 Corp, located at 77 East 10th Street, New York, NY agree to the following stipulations:

1. ☐ I will operate a full-service restaurant, specifically a (type of restaurant) Asian/Korean restaurant
☒ 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 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: Joo Young Yang Phone Number: 201-893-1848

17. ☐ I will: _____

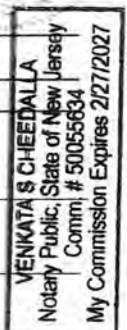
I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed _____

Dated 7/23/2025

Sworn to this 23rd day of July 2025

R.V. Swaine
Notary Public





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Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: 07/23/2025

APPLICANT

1. Name of applicant and principle(s): Joo Young Yang, Seungho Christian Oh
2. Premise address: 77 East 10th Street, New York, NY 10003
3. Cross streets: 10th Street between 3rd and 4th Avenues
4. Trade name (DBA): Rollcraft
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: Beer/Wine
9. Previous or current use of the location: Hair Salon
10. Corporation and trade name of current location: Rollcraft 77 Corp.
11. Type of building and number of floors: Mixed Use (ground floor retail, 6 floors residential)
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? 65
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): C6-2A
15. How many licensed establishments are within 1 block? 3 OP, 2 BW, 1 liquor store, 1 grocery store
16. How many On-Premise (OP) liquor licenses are within 500 feet? 8
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 Asian/Korean cuisine 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 - 12am daily
22. Total number of table: 1 sushi bar 23. Total number of seats: 24 seats at sushi bar
24. How many stand-up bars / bar seats are located on the premise? 0
(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): 3 rectangular service bars (approx 4') - 1st floor
26. Does premise have a full kitchen? ☒ Yes ☐ No
27. What are the hours kitchen will be open? 11am - 12am daily
28. What type of food is available for sale? Asian/Korean cuisine full menu
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Principal
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? N/A
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: Background music purposed audio system with 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? _____
All principals and staff will periodically manage vehicular traffic and crowds by physically monitoring the outside space.
40. Will there be security personnel? ☐ Yes ☒ No 40a. If Yes, how many and when? N/A
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? _____
Background (quiet) music will be playing only. Standard construction soundproofing prevents music from being heard from outside the premises.
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): N/A
45. Address: _____ 45a. Community Board _____
46. Dates of operation: _____
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: N/A
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.