

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 Application Questionnaire

NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.

The following items and questionnaire package are due by date listed in email invite:

- ☐ Schematics, floor plans or architectural drawings of the inside of the premise.
- ☐ A proposed food and or drink menu.

The following items are due by noon Wednesday before the meeting:

- ☐ Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- ☐ Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website:
<https://www1.nyc.gov/site/manhattancb3/resources/community-groups.page>
(this is not required but strongly suggested if a relevant group exists)
- ☐ Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

Check which you are applying for:

- ☒ new liquor license ☐ alteration of an existing liquor license ☐ corporate change

Check if either of these apply:

- ☐ sale of assets ☒ upgrade (change of class) of an existing liquor license

Today's Date: October 30, 2025

Is location currently licensed? ☒ Yes ☐ No Type of license: Restaurant Wine

If alteration, describe nature of alteration: _____

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Scarr Pimentel d/b/a Sushi Oku

APPLICANT:

Premise address: 22A Orchard Street

Cross streets: Hester and Canal Streets

Name of applicant and all principals: Scarr Pimentel

Trade name (DBA): Sushi Oku

PREMISE:

Type of building and number of floors: 5 story brick

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

☒ Yes ☐ No What is maximum NUMBER of people permitted 74

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): C6-2

PROPOSED METHOD OF OPERATION:

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) Sunday-Wednesday 4:00pm-12:00am, Thursday-Saturday 4:00pm-2:00am

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? ☐ Yes ☒ No

If yes, please describe what type: _____

Number of indoor tables? 4 Total number of indoor seats? 16

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____
One bar; approximately 16'; Front right; 8 barstools

(A **stand-up bar** is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)

Does premise have a full kitchen? ☒ Yes ☐ No

Does it have a food preparation area? ☐ Yes ☐ No (If any, show on diagram)

Is food available for sale? ☒ Yes ☐ No If yes, describe type of food and submit a menu _____
Sushi & Japanese cuisine

What are the hours the kitchen will be open? All hours of operation

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Both/Either

How many employees will there be? 4-5

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows? No

Will there be TVs/monitors? ☐ Yes ☒ No (If Yes, how many?) _____

Will premise have music? ☒ Yes ☐ No

If Yes, what type of music? ☐ Live musician ☐ DJs ☒ Streaming services/playlists

If other type, please describe _____

What will be the music volume? ☒ Background (conversational) ☐ Entertainment (live music venue level) Please describe your sound system: computer generated small speakers

Will you host any promoted events, scheduled performances, or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? No

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? _____

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment?

Please attach plans. (Please do not answer "we do not anticipate congestion.") One employee will be designated to ensure that the sidewalk does not become congested and that Ubers & taxis drop off/pick up quickly & quietly. _____

Will there be security personnel? ☐ Yes ☒ No (If Yes, how many and when) _____

How do you plan to manage noise inside and outside your business so neighbors will not be affected?

Please attach plans. _____

Is sound proofing installed? ☒ Yes ☐ No

If not, do you plan to install sound proofing? ☐ Yes ☒ No

Are there current plans to use the Open Restaurants program for the sale or consumption of alcoholic beverages outdoors? (includes roof & yard) ☐ Yes ☒ No If Yes, describe and show on diagram: _____

APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously? ☒ Yes ☐ No

If yes, please indicate name of establishment: 1) Scarr Pizza LLC 2) Scarr Pimentel

Address: 1) 22 Orchard St & 35 Orchard St 2) 22A Orchard St Community Board # ³ _____

Dates of operation: 1) 2015-2023/2023-Present 2) 2024-Present

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume. Note: failure to disclose previous experience or information hampers the ability to evaluate this application.

Does any principal have other businesses in this area? ☒ Yes ☐ No If Yes, please give trade name, address and describe the business _____

Has any principal had SLA reports or action within the past 5 years? ☐ Yes ☒ No If Yes, attach list of violations and dates of violations and outcomes, if any.

Attach a separate diagram that indicates the location (name and address) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate Bar, Restaurant, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

LOCATION:

How many licensed establishments are within 1 block? See attached

How many On-Premise (OP) liquor licenses are within 500 feet? See attached

Is the premise within 200 feet on the same street of any school or place of worship? ☐ Yes ☒ No

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, but it is not required. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary)

We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.

1. My license type is: ☐ beer & cider ☐ wine, beer & cider ☒ liquor, wine, beer & cider
2. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) _____ restaurant, or
☐ I will operate a _____,
☐ with a kitchen open and serving food during all hours of operation OR ☐ with less than a full-service kitchen but serving food during all hours of operation OR ☐ Other _____
3. My hours of operation will be:
Mon 4:00pm-12:00am; Tue 4:00pm-12:00am; Wed 4:00pm-12:00am;
Thu 4:00pm-2:00am; Fri 4:00pm-2:00am; Sat 4:00pm-2:00am;
Sun 4:00pm-12:00am. (I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)
4. ☒ I will not use outdoor space for commercial use (including Open Restaurants) OR
☐ I will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors
5. ☐ I will employ a doorman/security personnel: _____
6. ☐ I will install soundproofing, _____

7. ☒ 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, or during unamplified performances or televised sports. ☐ I will have a closed fixed façade with no open doors or windows except my entrance door, which 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, or during unamplified performances or televised sports.
8. I will not have ☒ DJs, ☒ live music, ☒ third-party promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☐ more than _____ DJs per _____, ☒ more than 2-3 private parties per month
9. ☐ I will play ambient recorded background music only.
10. ☒ 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.
11. ☐ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12. ☒ I will not participate in pub crawls or have party buses come to my establishment.
13. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
14. ☒ I will not have a happy hour or drink specials with or without time restrictions OR ☐ I will have happy hour and it will end by _____.
15. ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. ☒ 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: Scarr Pimentel

Phone Number: (718) 473-7236

Proximity Report For:	
Location	22 Orchard St, New York, New York, 10002
Geocode	Latitude: 40.71544 longitude: -73.99152
Report Generated On	10/30/2025

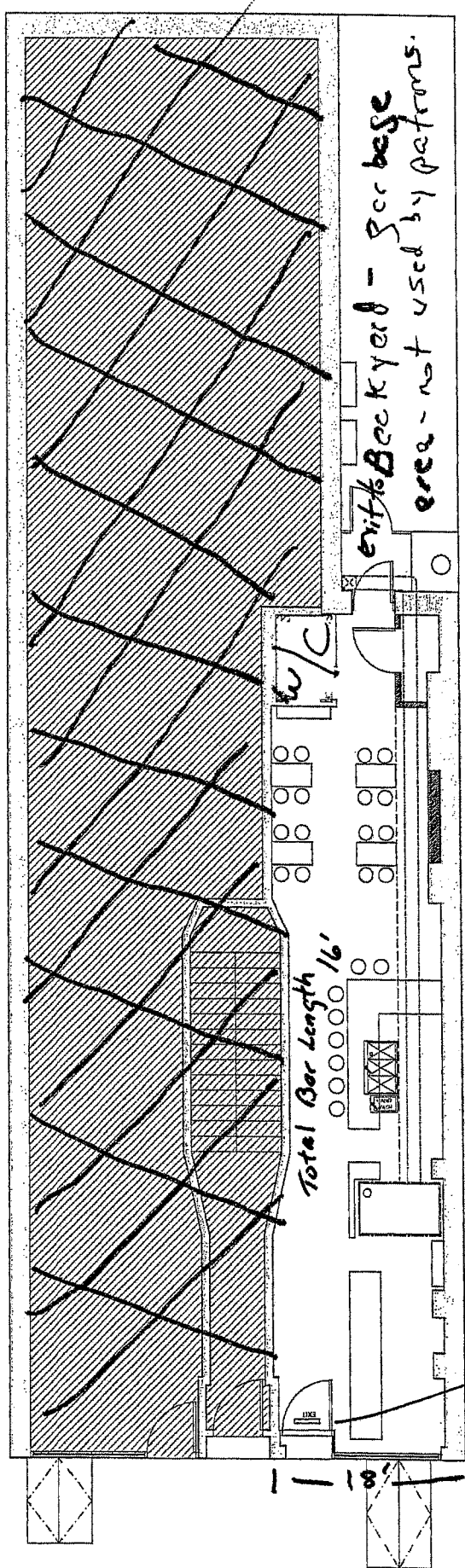
8 Closest Liquor Stores		
Name	Address	Distance
YEE FUNG CORP License ID: 0100-23-126723 Legacy Serial No.: 1257056	135 DIVISION ST STORE B NEW YORK, NY 10002	382 ft
LES WINE AND SPIRITS INC License ID: 0100-24-116244 Legacy Serial No.: 6024541	53 LUDLOW ST NEW YORK, New York 10002	559 ft
ESSEX WINE & SPIRITS INC License ID: 0100-23-126103 Legacy Serial No.: 1358884	35 ESSEX ST NEW YORK, New York 10002	567 ft
OCEAN WINE & SPIRIT INC License ID: 0100-22-118080 Legacy Serial No.: 1296083	273 GRAND ST NEW YORK, New York 10002	923 ft
CSEN INC License ID: 0091-25-108925 Legacy Serial No.: 6058487	83 Henry Street Store #2 New York, New York 10002	976 ft
MADISON LIQUOR INC License ID: 0100-23-126603 Legacy Serial No.: 1253651	195 MADISON ST NEW YORK, New York 10002	1,064 ft
VINFAMILY INC License ID: 0100-21-113792 Legacy Serial No.: 1305222	393 GRAND ST NEW YORK, New York 10002	1,233 ft
YI DING FA CORP License ID: 0100-22-115857 Legacy Serial No.: 1339668	101 ALLEN ST NEW YORK, New York 10002	1,288 ft

Schools within 500 feet		
Name	Address	Distance
PS 42 BENJAMIN ALTMAN	71 HESTER ST NEW YORK, NY 10002	265 ft

Churches within 500 feet		
Name		Distance
Cheng Chio Buddhist Temple		199 ft
Church of New York Chinatown		382 ft
Chinese Christian Assembly		382 ft
Chinese Christian Herald Crusades - Cchc		401 ft
New York Christian Mission Church		435 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
DIMES BIG TIME LLC Application ID: MA-25-104209-01	49 CANAL ST NEW YORK, New York 10002	187 ft
Nine Orchard Hotel Subtenant LLC, NO Hotel Management LLC and Orchard Street Hotel Management LLC Application ID: NA-0343-25-123646	9 Orchard St New York, NY 10002	281 ft
NINE ORCHARD F&B SUBTENANT LLC, NO F&B MANAGEMENT LLC and ORCHARD STREET RESTAURANT MANAGEMENT LLC Application ID: NA-0340-25-123869	9 Orchard St New York, NY 10002	281 ft
Royal Century Banquet Inc. Application ID: NA-0340-24-145760	100 East Broadway Unit C2 New York, New York 10002	684 ft
White Horse Concepts LLC Application ID: NA-0340-24-147378	167 E Broadway New York, New York 10002	705 ft

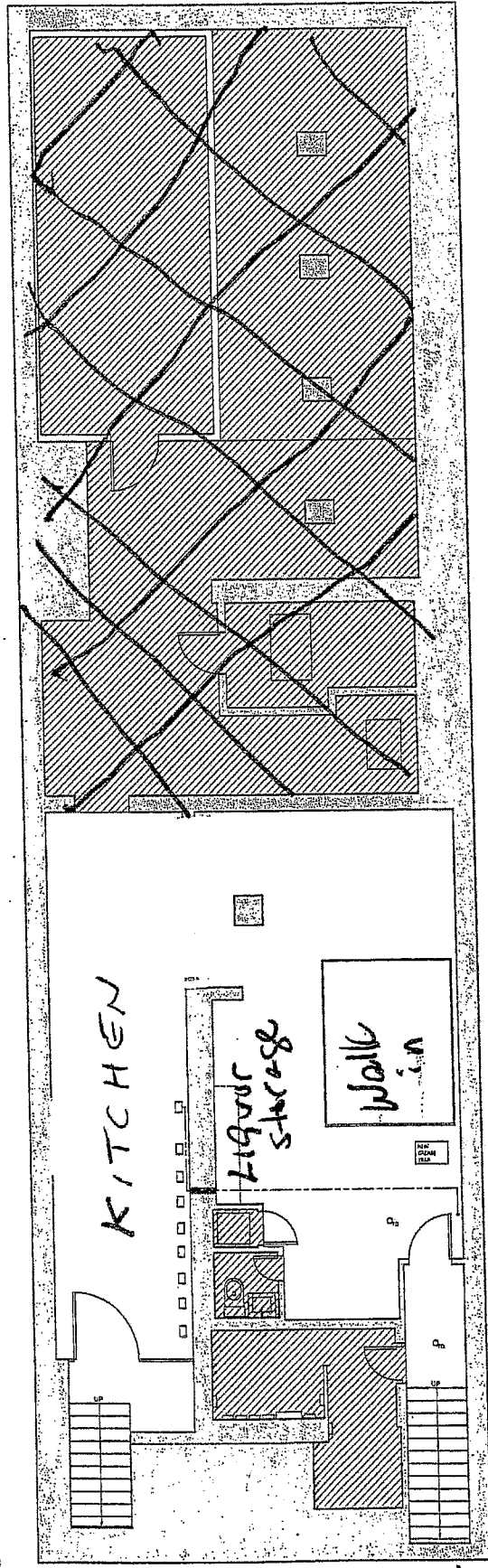
Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
TREASURE CLUB INTERNATIONAL INC License ID: 0370-24-130236 Legacy Serial No.: 6038907	22 ORCHARD ST NEW YORK, New York 10002	18 ft
ORCHARD 17 RESTAURANT CORP License ID: 0340-21-120760 Legacy Serial No.: 1336756	17 ORCHARD ST NEW YORK, New York 10002	111 ft
DULCE RANGER LLC License ID: 0340-25-105130 Legacy Serial No.: 6054622	14A ORCHARD ST NEW YORK, New York 10002	119 ft
SCARR PIZZA LLC License ID: 0340-24-103607 Legacy Serial No.: 6011591	35 ORCHARD ST SOUTH STORE NEW YORK, NY 10002	120 ft
SWAT PRODUCTION INC License ID: 0370-23-159857 Legacy Serial No.: 6002205	59 CANAL ST 2ND FL NEW YORK, New York 10002	169 ft
DIMES BIG TIME LLC License ID: 0340-23-138499 Legacy Serial No.: 1283328	49 CANAL ST NEW YORK, New York 10002	176 ft
METROGRAPH LLC License ID: 0340-22-115012 Legacy Serial No.: 1291701	7 LUDLOW ST NEW YORK, New York 10002	188 ft
KINGS PALACE NYC LLC License ID: 0340-21-120448 Legacy Serial No.: 1301225	43 CANAL ST NEW YORK, New York 10002	218 ft
FRENCH 37 LLC License ID: 0340-22-108391 Legacy Serial No.: 1339882	37 CANAL ST NEW YORK, New York 10002	299 ft
35 CANAL CAFE LLC License ID: 0370-23-165265 Legacy Serial No.: 6007664	35 CANAL STREET ESSEX & LUDLOW NEW YORK, NY 10002	316 ft
BACARO NYC INC License ID: 0340-23-131423 Legacy Serial No.: 1167961	136 138 DIVISION STREET ORCHARO ST & LUDLOW ST NEW YORK, NY 10002	340 ft
PLAN A GROUP LLC License ID: 0340-22-103623 Legacy Serial No.: 1261297	138 DIVISION ST NEW YORK, New York 10002	362 ft
KSSWINE LLC License ID: 0370-25-117873 Legacy Serial No.: 6067562	135 DIVISION ST STORE C NEW YORK, NY 10002	386 ft
OLI AND AUREL LLC License ID: 0340-24-120471 Legacy Serial No.: 6028853	25 ESSEX ST NEW YORK, New York 10002	437 ft
OTFOTEOC LTD License ID: 0370-23-131873 Legacy Serial No.: 1158961	21 ESSEX ST CANAL STREET & HESTER STREET NEW YORK, New York 10002	448 ft



1st Floor
 22 A Orchard Street
 New York, NY

- 4 Tables
- 16 Seats
- 8 Barstools

To Sidewalk

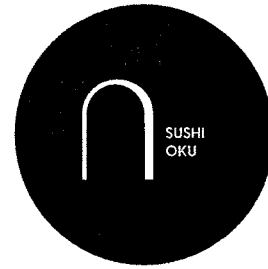


To Sidewalk

Basement.

22A Orchard Street
New York, NY

A LA CARTE



\$11 AKAMI

\$15 CHU TORO

\$22 OTORO

\$9 KING SALMON

\$19 A5 MIYAZAKI WAGYU

\$12 SHIMA-AJI

\$12 SAWARA

\$9 KANPACHI

\$12 SEASONAL WHITE FISH

\$16 NODOGURO

\$10 SEASONAL SILVER FISH

\$7 HOTATE

\$12 KURUMA EBI

\$12 IKA

\$12 ANAGO

\$10 IKURA

\$MP HOKKAIDO UNI

\$35 TORO CAVIAR APPETIZER

\$35 EGG SUNDAE APPETIZER (IKURA, UNI, MOCHI, CAVIAR)

TEMAKI (HAND ROLL)

\$54 OKU STYLE (TORO, UNI, OSSETRA CAVIAR)

\$18 TORO

\$15 TUNA, SALMON OR KANPACHI

\$9 UME, SHISO

\$12 WASABI MAKI

PREMIUM ADDITIONS

\$15 UNI

\$15 OSSETRA CAVIAR

\$50 OSSETRA CAVIAR (12G TIN)