



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, Chee Ngim, as a qualified representative of Sozo Bowery LLC, located at 319 Bowery, New York, NY agree to the following stipulations:

- My license type is: ☐ beer & cider ☐ wine, beer & cider ☒ liquor, wine, beer & cider
- ☐ My License category is: ☐ New Application ☒ New Application and Temporary Retail Permit ☐ Temporary Retail Permit
☐ Removal ☐ Class Change ☐ Method of Operation ☐ Corporate Change ☐ Renewal ☐ Alteration
- ☐ I will operate a full-service restaurant, specifically a (type of restaurant) _____
☒ Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:
Mon 12:00pm - 11:00pm ; Tue 12:00pm - 11:00pm ; Wed 12:00pm - 11:00pm ;
Thu 12:00pm - 11:00pm ; Fri 12:00pm - 12:00am ; Sat 12:00pm - 12:00am ; Sun 12:00pm - 11:00pm .

(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 Dining Out NYC or Open Streets 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.
- ☐ 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, ☒ Dancing ☐ 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, a change to my method of operation, or alteration for at least two years 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: Chee Ngim Phone Number: (929) 622-1991

18. ☐ I will: _____

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

Signed

Sworn to this 17th day of Nov, 2025

Dated

Notary Public

11/17/2025
SREEWATTIE GOBIN
Notary Public - State of New York
NO. 01G06212568
Qualified in Bronx County
My Commission Expires Dec 14, 2025



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, Chee Ngim, as a qualified representative of Sozo Bowery LLC,
located at 319 Bowery, New York, NY agree to the following stipulations:

- My license type is: ☐ beer & cider ☒ wine, beer & cider ☐ liquor, wine, beer & cider
- ☐ My License category is: ☐ New Application ☒ New Application and Temporary Retail Permit ☐ Temporary Retail Permit
☐ Removal ☐ Class Change ☐ Method of Operation ☐ Corporate Change ☐ Renewal ☐ Alteration
- ☐ I will operate a full-service restaurant, specifically a (type of restaurant) _____
☒ Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:
Mon 12:00pm - 11:00pm; Tue 12:00pm - 11:00pm; Wed 12:00pm - 11:00pm;
Thu 12:00pm - 11:00pm; Fri 12:00pm - 12:00am; Sat 12:00pm - 12:00am; Sun 12:00pm - 11:00pm.

(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 Dining Out NYC or Open Streets 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.
- ☐ 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, ☒ Dancing ☐ 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, a change to my method of operation, or alteration for at least two years 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: Chee Ngim Phone Number: (929) 622-1991

18. ☐ I will: _____

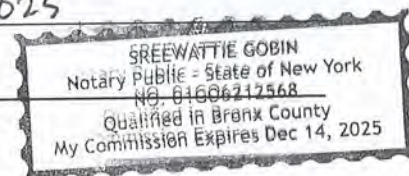
I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed

Sworn to this 17 day of Nov. 2025

Dated 11/17/2025

Notary Public





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 for Administrative Approval

Today's Date: November 24, 2025

APPLICANT

1. Name of applicant and principle(s): Sozo Bowery LLC
2. Premise address: 319 Bowery, New York, NY 10003
3. Cross streets: Bleecker Street, Bond Street
4. Trade name (DBA): TBD
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: On Premises Restaurant Liquor License
9. Previous or current use of the location: Omakase restaurant
10. Corporation and trade name of current location: Kissaki Omakase LLC
11. Type of building and number of floors: Mixed commercial & residential building with 5 floors
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): C6-1
15. How many licensed establishments are within 1 block? 10
16. How many On-Premise (OP) liquor licenses are within 500 feet? 22
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: 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: Sunday - Thursday: 12:00PM-11:00PM; Friday - Saturday: 12:00PM-12:00AM
22. Total number of table: 2 tables; 1 sushi counter 23. Total number of seats: 6 at tables; 15 at sushi counter
24. How many stand-up bars / bar seats are located on the premise? 1 bar; 11 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): 24 ft, irregular shape, ground floor
26. Does premise have a full kitchen? ☐ Yes ☒ No
27. What are the hours kitchen will be open? All hours of operation
28. What type of food is available for sale? Sushi
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Principal
30. How many employees will there be? 4
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: Small bluetooth 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? _____
Premises is located in range of public transportation, parking garages, and street parking. Staff will make sure to prevent loitering on the sidewalk.
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? _____
Staff will monitor volume levels and music will be limited to recorded low level lounge music.
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): See attached supplement.
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. ***See attached supplement**
48. Does any principal have other business in the area? ☐ Yes ☒ No If yes, give trade name and describe type of business: _____
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.

Supplement to Question 44

License History

Chee Ngim

From-To	Employer	Position	Premises Address	Legacy Serial/ License ID	Community Board
09/2025- current	Osukaa NY Corp. d/b/a Omakase Osukaa	Manager	371/373 Madison Ave NY, NY 10019	6073664 / 0267-25-101345	Manhattan CB No. 5
09/2013- 08/2015	SW Entertainment Inc.	Manager	3620 Prince St Flushing, NY 11354	1268671 / 0340-13-107442	Queens CB No. 7

Supplement to Question 47

Employment History

Chee Ngim

From-To	Employer	Position	Premises Address	Type of Business
05/2024- current	The Bryant Park Hotel	Director of Food & Beverage	40 W 40 th Street New York, NY 10018	Hospitality
07/2023- 05/2024	The Lexington Hotel New York	Director of Food & Beverage	511 Lexington Ave New York, NY 10019	Hospitality
02/2019- 07/2023	OTG Management	Director of Food & Beverage	JFK International Airport Jamaica, NY 11430	Food & Beverage