

Meeting Date: 11/01/23

APPLICANT INFORMATION:

Name of applicant(s): Lu An "Shawn" Teng

Trade name (DBA): Mori

Premises address: 144 Sullivan Street, New York, NY 10012

Cross Streets and other addresses used for building/premise:

Prince street and west Houston street

CONTACT INFORMATION:

Principal(s) Name(s): Lu An "Shawn" Teng

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact: Daniel Lavian

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s): NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Solomon Halim _____

Henda Soetiono _____

Andre Wiayaya _____

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

We are an omakase or "chef tasting" Japanese style restaurant. Intimate and high quality dining experience with only 10-11 seats.

WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR (MARK ALL THAT APPLY):

- a new liquor license (Restaurant Tavern / On premise liquor Other)
- an UPGRADE of an existing Liquor License
- an ALTERATION of an existing Liquor License
- a TRANSFER of an existing Liquor License
- a HOTEL Liquor License
- a DCA CABARET License
- a CATERING / CABARET Liquor License
- a BEER and WINE License
- a RENEWAL of an existing Liquor License
- an OFF-PREMISE License (retail)
- OTHER : _____

If upgrade, alteration, or transfer, please describe specific nature of changes:
(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

If this is for a new application, please list previous use of location for the last 5 years:

Unoccupied

Is any license under the ABC Law currently active at this location? yes no

If yes, what is the name of current / previous licensee, license # and expiration date:

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?
 yes no

If yes, please list DBA names and dates of operation:

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 561 sq ft.

If more than one floor, please specify square footage by floors: 322 sq ft Ground floor, 247 sq ft lower level

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?

No.

If more than one floor, what is the access between floors? Front hatch for Lower Level prep

How many entrances are there? 1 How many exits? 1 How many bathrooms? 1

Is there access to other parts of the building? ✓ no yes, explain: _____

OVERALL SEATING INFORMATION:

Total number of tables? 1 Total table seats? 11

Total number of bars? 0 Total bar seats? 0

Total number of "other" seats? 0 please explain: _____

Total OVERALL number of seats in Premises: 11

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars _____ Seats _____

How many service bars are being applied for on the premises? _____

Any food counters? no ✓ yes, describe: It's a long sushi counter with 11 seats

For Alterations and Upgrades:

Please describe all current and existing bars / bar seats and specific changes: It is a long
sushi counter with 11 seats.

* A stand-up bar is any bar or counter (whether seating or not) over which a member of the public can order, pay for and receive food and alcoholic beverages.

PROPOSED METHOD OF OPERATION:

What type of establishment will this be? (check all that apply)

Bar Bar & Food ✓ Restaurant Club/ Cabaret Hotel Other: _____

PREMISES:

By what right does the applicant have possession of the premises?

Own Lease Sub-lease Binding Contract to acquire real property other: _____

Type of Building: Residential Commercial Mixed (Res/Com) Other: _____

Number of floor: _____ Year Built : _____

Describe neighboring buildings:

Mixed use

Zoning Designation: R7-2

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: 518 / 36

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor? yes no

Is the premise located in a historic district? yes no

(if yes, have all exterior changes or changes governed by the Landmarks Preservation Commission (LPC) been approved by the LPC? yes no, please explain: No exterior changes

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages?
(including sidewalk, roof and yard space) no yes : explain _____

What is the proposed Occupancy? 16

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

no yes

If yes, what is the maximum occupancy for the premises? 22

If yes, what is the use group for the premises? Not applicable

If yes, is proposed occupancy permitted? yes no, explain: _____

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit? yes no

Do you plan to file for changes to the Certificate of Occupancy? yes no
(if yes, please provide copy of application to the NYC DOB)

Will the façade or signage be changed from what currently exist at the premise? no yes

(if yes, please describe: _____)

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:

5pm to 11:30pm 5pm to 11:30pm 5pm to 12am 5pm to 12am 5pm to 12am 5pm to 12am

Will the business employ a manager? no yes, name / experience if known : Shawn Teng / 10 years

Will there be security personnel? no yes (if yes, what nights and how many?) _____

Do you have or plan to install French doors, accordion doors or windows that open? no yes

If yes, please describe : _____

Will you have TV's ? no yes (how many?) _____

Type of MUSIC / ENTERTAINMENT: Live Music Live DJ Juke Box Ipod / CDs none

Expected Volume level: Background (quiet) Entertainment level Amplified Music
(check all that apply)

Do you have or plan to install soundproofing? no yes

IF YES, will you be using a professional sound engineer? _____

Please describe your sound system and sound proofing: _____

Will you be permitting: promoted events scheduled performances outside promoters

any events at which a cover fee is charged? private parties

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? no yes (if yes, please attach plans)

Will you be utilizing ropes movable barriers other outside equipment (describe) _____

No

Are your premises within 200 feet of any school, church or place of worship? no yes

If there is a school, church or place of worship within 200 feet of your premises or on the same block, please submit a block plot diagram or area map showing its' location in proximity to your applicant premises (no larger than 8 1/2 " x 11").

Indicate the distance in feet from the proposed premise:

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

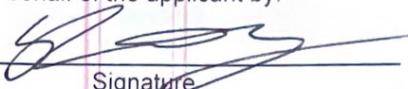
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Shawn Teng Phone: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Application submitted on
behalf of the applicant by:

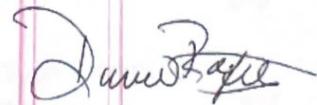


Signature

Print or Type Name Lu An "Shawn" Teng

Title Partner at Mori

Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



Community Board 2,
Manhattan SLA Licensing Committee
Donna Raftery, Co-Chair
Robert Ely, Co-Chair

Omakase MORI \$ 110 (16 courses)

- [] Appetizer

1. Dress Oyster (1pc)
2. Madai (3pc)
3. Toro Tartare
4. Hamachi/Kampachi (3pc)
5. Sujiko

- [] Sushi Progression

6. Toro Oyster
7. Shimaaji
8. Scallop/Amaebi/Botan Ebi
9. Salmon Trout
10. Akamutsu/Kamasu

- [] Hand-roll

11. Uni
12. Akami
13. Crab
14. Unagi
15. Wagyu

16 DESSERT (Ice Cream/Sorbet)

Add ons - [] Appetizer

- | | |
|---------------------------|------|
| 1. Dress Oyster (1pc) | \$10 |
| 2. Madai (3pc) | \$15 |
| 3. Toro Tartare | \$20 |
| 4. Hamachi/Kampachi (3pc) | \$12 |
| 5. Sujiko | \$15 |

- [] Sushi Progression

- | | |
|-----------------------------|------|
| 1. Toro Oyster | \$12 |
| 2. Shimaaji | \$12 |
| 3. Scallop/Amaebi/Botan Ebi | \$12 |
| 4. Salmon Trout | \$10 |
| 5. Akamutsu/Kamasu | \$15 |

- [] Hand-roll

- | | |
|----------|------|
| 1. Uni | \$15 |
| 2. Akami | \$12 |
| 3. Crab | \$15 |
| 4. Unagi | \$12 |
| 5. Wagyu | \$16 |

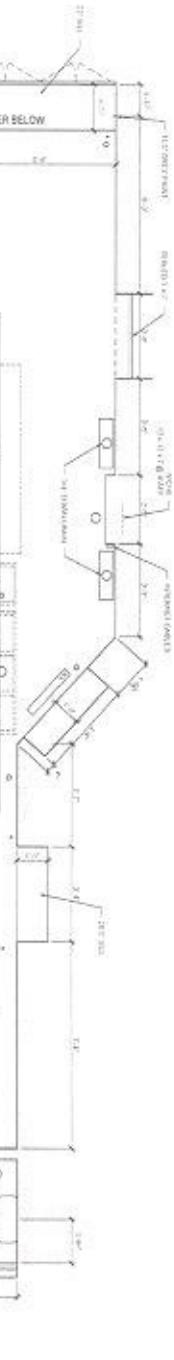
<p>(1) Measuring Clearances at Recessed Doors and Gates</p>	<p>(2) Clear Width of Doorways</p>	<p>(3) Doors in Stairs and Gates in Stairs</p>
<p>(4) Clearance at Recessed Doors</p>	<p>(5) Stair Clearance</p>	<p>(6) Sink Wall Grab Bar at Water Closets</p>
<p>(7) Sink Wall Grab Bar at Water Closets</p>	<p>(8) Clear Width of an Accessible Route</p>	<p>(9) Sink Grab Railing - Forward Approach</p>
<p>(10) Check-Out Area Counter</p>	<p>(11) Reception Desk</p>	<p>(12) ADA Sign Logo - 125 Diameter</p>

	CONTRACT DOCUMENTS	ACCEPTED Date: 10/10/2003 ADA DIAGRAMS G002.00 Sheet 1 of 10
Drawing Title		REVISIONS:

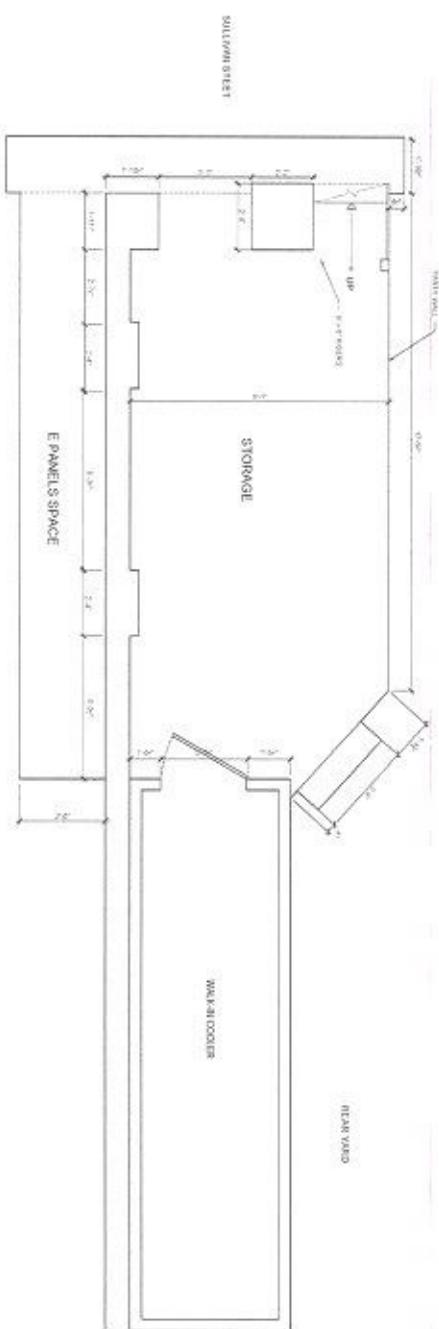
MORI RESTAURANT

145 Sullivan St
New York, NY 10012

ACQUETEC
145 Sullivan
2nd Avenue FDD, New York, NY 10012
10.11.22.225
LAZAROFF Associates
www.lazassociates.com



① EXISTING PLAN - GROUND FLOOR



② EXISTING PLANS - CELAR



Drawing No.

EXISTING PLAN

Date: 10/10/2023

CONTRACT DOCUMENTS

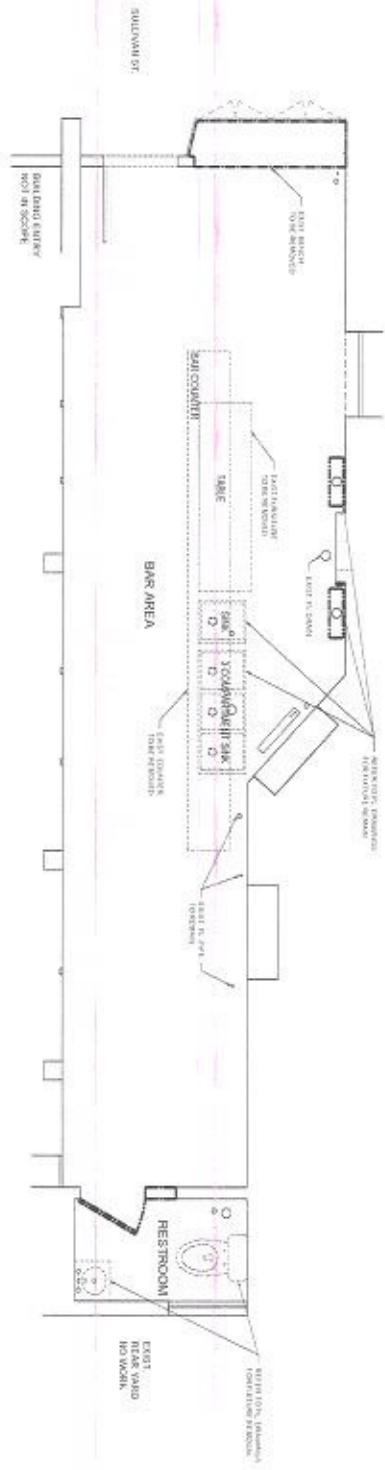
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MORI RESTAURANT

544 Sallina St
West Seneca, NY 14224

REV. NO. 007
S/N: 00000000000000000000
2019-01-012 Rev. 007
01-2019
new plans
new plans



EXCERPT PLAN - CONSTRUCTION

ACCEPTED

Date: 09/09/2023

CONTRACT DOCUMENTS

EXISTING WALL

EXISTING WALL TO BE REMOVED

DOORS TO BE REMOVED

BIM

DEMOLITION PLAN

	Date: 09-29-2023 Signed by: A-102.00 SHEET 1 OF 10
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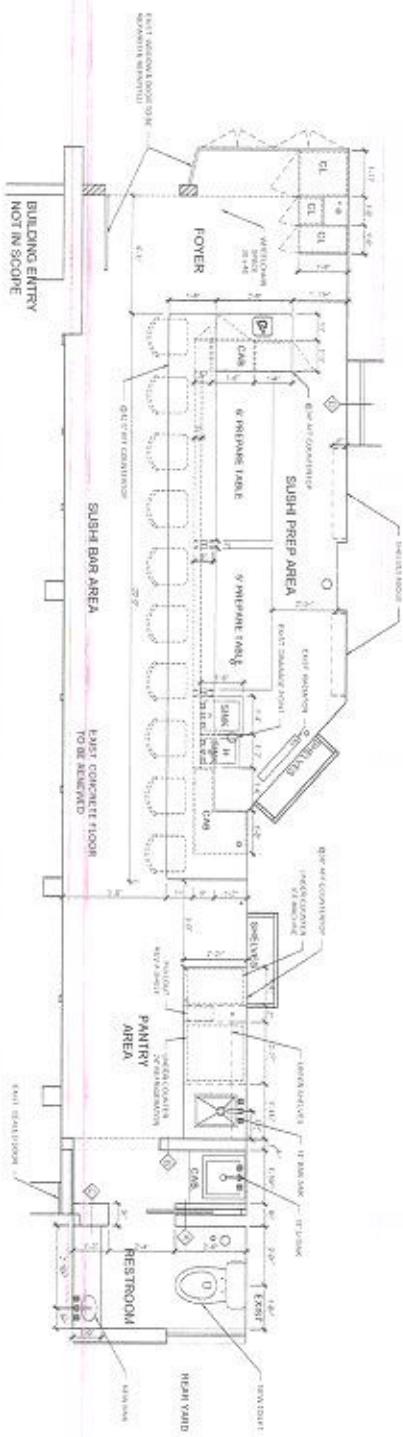
BAKERSHOP
DESIGN PROFESSIONAL
SCOPE TO BE NOTED
ON ALL SPECIFICATIONS
SECTION 1: REAR DOOR
SECTION 2: REAR DOOR
SECTION 3: REAR DOOR
SECTION 4: REAR DOOR
SECTION 5: REAR DOOR
SECTION 6: REAR DOOR
SECTION 7: REAR DOOR

OCUPANT LOAD
FIRE 200 VOC BUILDINGS
SECTION 1: REAR DOOR
SECTION 2: REAR DOOR
SECTION 3: REAR DOOR
SECTION 4: REAR DOOR
SECTION 5: REAR DOOR
SECTION 6: REAR DOOR
SECTION 7: REAR DOOR

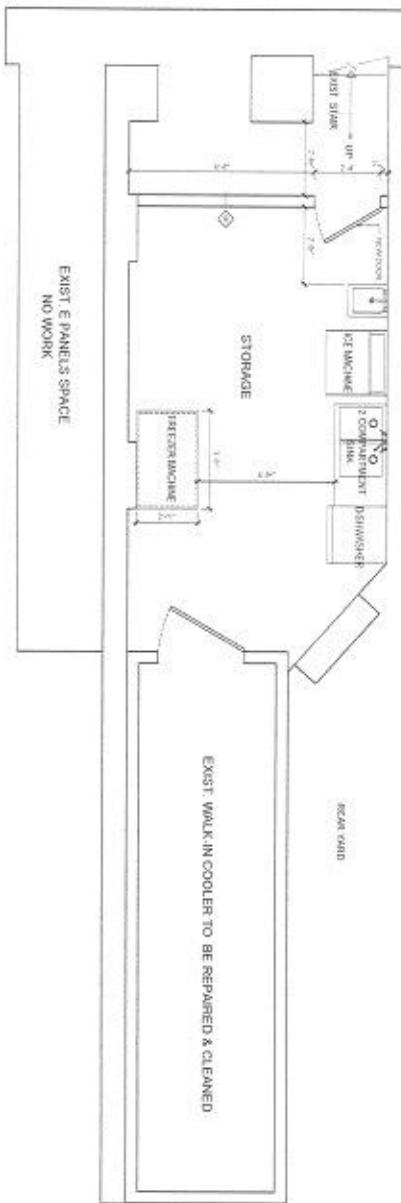
PLANNING PERMIT COMMENTS
SECTION 1: REAR DOOR
SECTION 2: REAR DOOR
SECTION 3: REAR DOOR
SECTION 4: REAR DOOR
SECTION 5: REAR DOOR
SECTION 6: REAR DOOR
SECTION 7: REAR DOOR

NOTES
1. NO ADDED LOADS TO EXISTED AREAS AND WHERE NEW AREAS & METRIC DESIGNING.
2. EXISTING DOORS TO BE REMOVED OR MODIFIED.
3. CONTRACT RESPONSIBLE FOR ALL RELATED WORK TO EXISTED SPACES. 100% OF
ACTUAL MATERIALS PROVIDED BY CONTRACTOR.
4. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF EXISTED BLDG TO BE CONSOLIDATED WITH NEW BLDG OR LEAVE
EXISTING BLDG AS IS.
5. NEW DOORS TO BE PROVIDED IN EXISTING BLDG TO MATCH EXISTING DOORS. NEW DOORS

MORI RESTAURANT
144 Greenwich St
New York, NY 10013
Architect:
Architectural Resources
100 Greenwich Street
New York, NY 10013
Phone: 212.726.1100
Fax: 212.726.1101
E-mail: info@arresources.com
Web: www.arresources.com



① PROPOSED GROUND FLOOR



② PROPOSED DRY CELLAR

<p>EXIST E PANELS SPACE</p> <p>NO WORK</p> <p>EXIST WALK-IN COOLER TO BE REPAIRED & CLEANED</p> <p>LEGEND KEY</p> <p>EXIST WALL</p> <p>NEW WALL</p>	<p>PROPOSED PLAN</p> <p>ACCEPTED</p> <p>Date: 05/10/2023</p> <p>CONTRACT DOCUMENTS</p> <p>Drawing Ref: A-103.00</p> <p>Drawn by: AS-NY/ED</p> <p>Sheet 5 of 10</p>
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MORI RESTAURANT 145 Sullivan St. New York, NY 10012 <small>Architect: V.A. Architects 212.425.1111 101 Madison Avenue New York, NY 10016 www.vaa.com</small>																	
POWER PLAN - GROUND FLOOR																	
<p>NOTES:</p> <ol style="list-style-type: none"> ALL ELECTRICAL OUTLETS LOCATIONS TO BE DETERMINED AND FIELD BY ASBSTRUCTOR SPANNING 10 FT. FROM INSULATION. ALL SWITCHES OUTLETS AND COVER PLATE COLOURS TO MATCH SURFACE INSTALLED ON EXTERIOR ELEVATIONS. SEE INTERIOR ELEVATIONS FOR ELECTRICAL DEVICE LOCATIONS. DO NOT REACH INTO BACK PLATE OF ELECTRICAL DEVICE ON EXTERIOR WALLS. OUTLETS, SWITCHES & ALL ELECTRICAL DEVICES ON EXTERIOR WALLS SHOULD BE INSTEAD OF PLATE MOUNTED. DO ALL REWIRING WORK TO ALL APPROPRIATE SIZE CABLES. CONTRACTOR TO COORDINATE AV OUTLETS AND WIRING AS NEEDED. DO ALL REMODELING WORK TO REMOVAL & WALLS AS SHOT BY NEWWORK. ALL NEWWIRING, OUTLET, REWIRING, RELOCATIONS SHALL BE TAKEN RESPONSIBILITY AS PER REQUIREMENT OF THE NEW YORK CITY ELECTRICAL CODE. 																	
POWER PLAN - CEILING																	
<p>NOTES:</p> <ol style="list-style-type: none"> ENST. E PANELS SPACE NO WORK REAR YARD EAST WALK-IN COOLER TO BE REPAIRED & CLEANED 																	
CONTRACT DOCUMENTS																	
ACCEPTED																	
<i>Date: 10/10/2023</i>																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center; padding: 5px;"> </td> <td style="width: 20%; text-align: center; padding: 5px;"> POWER PLAN </td> <td style="width: 20%; text-align: center; padding: 5px;"> Accepted </td> <td style="width: 20%; text-align: center; padding: 5px;"> Draft No. 000 </td> </tr> <tr> <td style="text-align: center; padding: 5px;"> POWER PLAN </td> <td style="text-align: center; padding: 5px;"> <input checked="" type="checkbox"/> TO: Owner </td> <td style="text-align: center; padding: 5px;"> <input type="checkbox"/> Architectural </td> <td style="text-align: center; padding: 5px;"> <input type="checkbox"/> 2015 NEPA </td> </tr> <tr> <td style="text-align: center; padding: 5px;"> A-201-00 </td> <td style="text-align: center; padding: 5px;"> <input type="checkbox"/> AS NOTED </td> <td style="text-align: center; padding: 5px;"> <input type="checkbox"/> 09/10/2023 </td> <td style="text-align: center; padding: 5px;"> <input type="checkbox"/> Draft No. 000 </td> </tr> <tr> <td style="text-align: center; padding: 5px;"> Sheet 1 of 10 </td> <td style="text-align: center; padding: 5px;"></td> <td style="text-align: center; padding: 5px;"></td> <td style="text-align: center; padding: 5px;"></td> </tr> </table>			POWER PLAN	Accepted	Draft No. 000	POWER PLAN	<input checked="" type="checkbox"/> TO: Owner	<input type="checkbox"/> Architectural	<input type="checkbox"/> 2015 NEPA	A-201-00	<input type="checkbox"/> AS NOTED	<input type="checkbox"/> 09/10/2023	<input type="checkbox"/> Draft No. 000	Sheet 1 of 10			
	POWER PLAN	Accepted	Draft No. 000														
POWER PLAN	<input checked="" type="checkbox"/> TO: Owner	<input type="checkbox"/> Architectural	<input type="checkbox"/> 2015 NEPA														
A-201-00	<input type="checkbox"/> AS NOTED	<input type="checkbox"/> 09/10/2023	<input type="checkbox"/> Draft No. 000														
Sheet 1 of 10																	

MORI RESTAURANT

144 Ludlow St
New York, NY 10013

DOCUMENT CODE
FDNY-2021-CIRCULAR-Escape
TYPE: 301 / EXHAUST / ULTIMATE ALLOCATION PER OCCUPANT:
ESTATE COMMERCIAL
DRAFTED TO FDNY USE
SECONDAGE LADY'S STUDIO - 1900-1
BUILDS 800 SF SPACES HAVING ONE OPEN ACCESS DOORWAY
REQUIRING NO SPACES HAVING ONE OPEN ACCESS DOORWAY
DOORS ARE OPEN

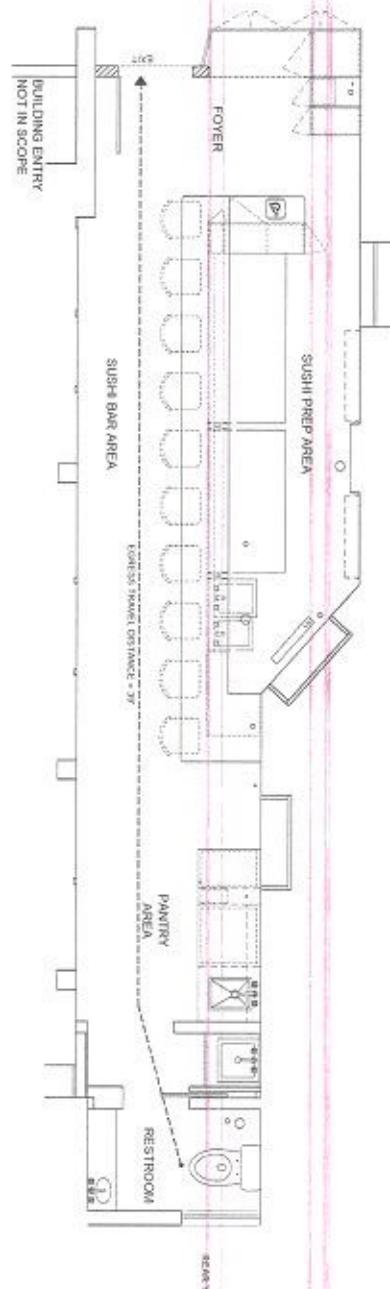
TABLE AND DOOR ACCESS TRAVEL DISTANCE
PROJECTION NUMBER: 10
TABLE 191-2
WALK DISTANCE: (WALKERS)
RECLINER: (WALKERS, WALKERS, WALKERS)
WALKER: (WALKERS, WALKERS, WALKERS)

TABLE 800 SF SPACES HAVING ONE OPEN ACCESS DOORWAY
REQUIRING NO SPACES HAVING ONE OPEN ACCESS DOORWAY
DOORS ARE OPEN

TABLE 191-2
WALK DISTANCE: (WALKERS)
RECLINER: (WALKERS, WALKERS, WALKERS)
WALKER: (WALKERS, WALKERS, WALKERS)

REV. 01/13
FDNY-2021-CIRC
FDNY-2021-CIRC
FDNY-2021-CIRC
FDNY-2021-CIRC

FDNY-2021-CIRC
FDNY-2021-CIRC
FDNY-2021-CIRC
FDNY-2021-CIRC



REVISIONS

LEGEND KEY
EGRESS PLAN DRAWING NUMBER

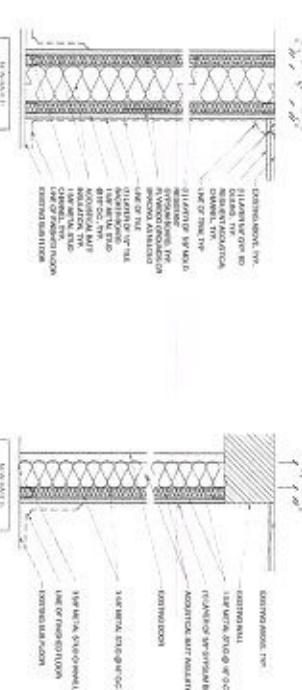
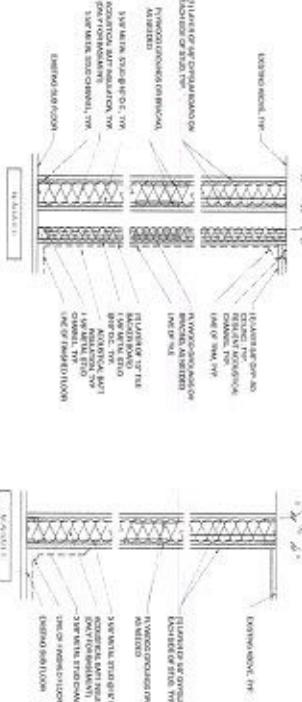
CONTRACT
DOCUMENTS
ACCEPTED
Date: 10/10/2023

Drawing No.: _____

EGRESS PLAN

		Date: 09-11-2023
DRAFTED BY:		AS NOTED
A-301-001		REVIEWED BY:
A-301-001		APPROVED BY:

MORI RESTAURANT

144 Stiles St
New York, NY 10013

(a) PARTITION TYPE A

(b) PARTITION B

(c) PARTITION C

(d) PARTITION D

REVISIONS:

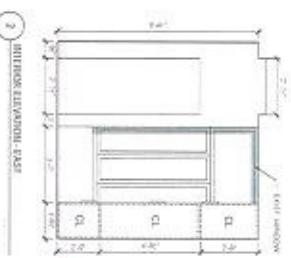
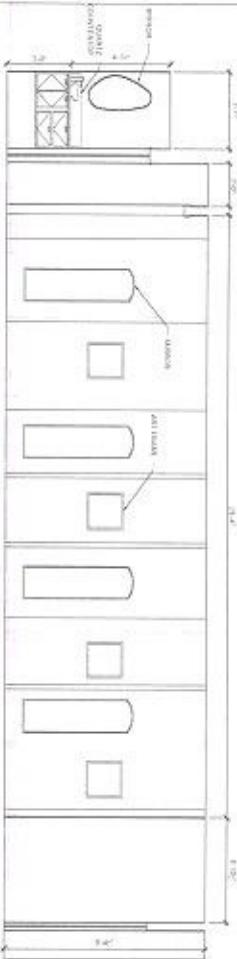
CONTRACT DOCUMENTS	
ACCEPTED	
Date: 10/10/2023	Revised:

Drawing Title:
PARTITIONS TYPE

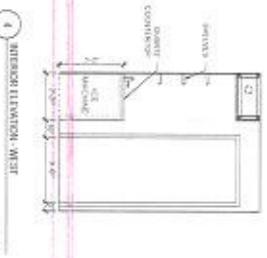
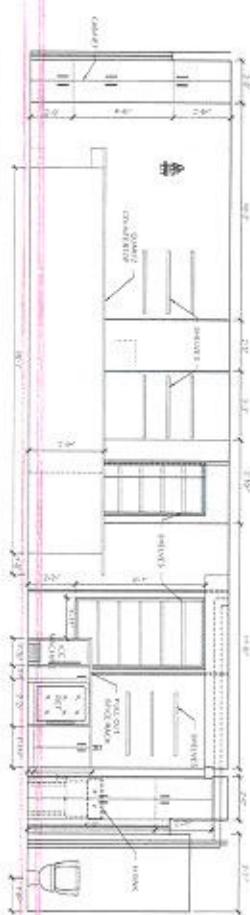
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Checked By:	Scale: 1/8" = 10'

MORI RESTAURANT

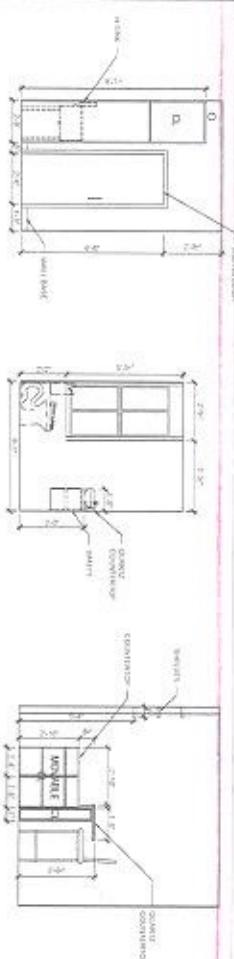
145 Sullivan St.
New York, NY 10012



1. EXTERIOR ELEVATION - WEST



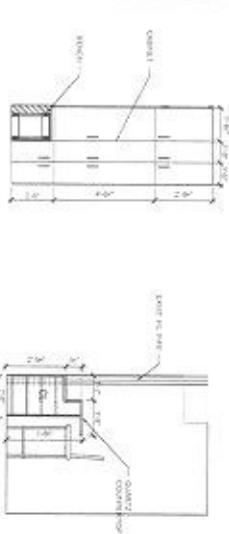
2. EXTERIOR ELEVATION - EAST



3. EXTERIOR ELEVATION - SOUTH

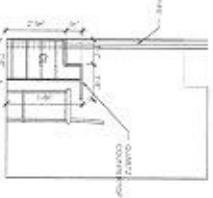


4. EXTERIOR ELEVATION - NORTH

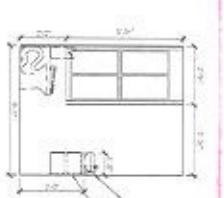


5. WASHROOM CABINET - SOUTH

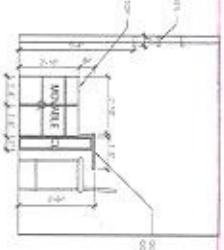
6. WASHROOM - WEST



7. WASHROOM - WEST



8. SIGN PUR DETAILS - WEST



ACCEPTED

Date: 10/10/2023

CONTRACT DOCUMENTS

Drawing No.

INTERIOR ELEVATION



A-303.00

SHREVE DCP 10

0344 08-31-2023
Scale: AS NOTED
Dated: 10/03/2023