

Meeting Date: March 3 or 5, 2026

APPLICANT INFORMATION:

Name of applicant(s):
JFNY 2 Inc.

Trade name (DBA):
Sushi Ichimura

Premises address:
39 East 13th Street, 6th Floor, New York, NY 10003

Cross Streets and other addresses used for building/premise:
University Place & Broadway

CONTACT INFORMATION:

Principal(s) Name(s):
KwangHo Lee

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone #: [REDACTED] email [REDACTED]

Landlord Name / Contact:
JL39 Realty LLC, One Tree Hill LLC/Christopher Owles

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
KwangHo Lee	HTNY 1, Inc. d/b/a Happy Tuna, 380 Lexington Avenue, New York, NY 10168
	MPrince Inc. d/b/a Momoya Soho, 47 Prince Street, New York, NY 10012

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

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 : Temporary retail permit

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

N/A

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

Restaurant Kappo Sono has been operating in the space since 2024. Prior to that, it was used as a private event space.

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: _____
One Tree Hill LLC (0267-24-118534), expiring on 05/31/2026

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:

Spice 39 Inc. d/b/a Spice (0340-22-115094) has been operating on the ground floor of the building since 2019. This is not part of the proposed licensed premises.

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: 7 Year Built : 1900

Describe neighboring buildings:

The surrounding buildings are commercial.

Zoning Designation: C6-1

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: 565 / 2

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 : N/A

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 6th floor terrace

What is the proposed Occupancy? 54

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? 54

If yes, what is the use group for the premises? 6/Eating and Drinking Establishment

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 (N/A)

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: Applicant will change the name on the small sign next to the doorbell of the space.

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 740 sq.ft.

If more than one floor, please specify square footage by floors: N/A

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

If more than one floor, what is the access between floors? N/A

How many entrances are there? 1 How many exits? 2 How many bathrooms ? 1

Is there access to other parts of the building? no yes, explain: Two stairwells and an elevator access the rest of the building.

OVERALL SEATING INFORMATION:

Total number of tables? 5 Total table seats? 10

*Total number of bars? 1 Total bar seats? 14

**This is a food counter where alcohol will be served.*

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

Total OVERALL number of seats in Premises : 24 In
12 Out

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 14

How many service bars are being applied for on the premises? 0

Any food counters? no yes, describe : Full meals and alcohol will be served at the main bar.

For Alterations and Upgrades:

Please describe all current and existing bars / bar seats and specific changes: N/A

* 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: _____

What are the Hours of Operation?

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

5pm to 12am 5pm to 12am 5pm to 12am 5pm to 12am 5pm to 12am 5pm to 12am 5pm to 12am

Will the business employ a manager? ___ no yes, name / experience if known : Pending hire

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 : There is a sliding door to the terrace that is kept closed when not in use.

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? N/A

Please describe your sound system and sound proofing: Recessed ceiling mounted speakers for streaming.

Will you be permitting: ___ promoted events ___ scheduled performances ___ outside promoters

___ any events at which a cover fee is charged? ___ private parties No

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) *The proposed premises is on the sixth floor, traffic is managed by building management.*

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: _____ Phone: _____

Address: _____

Email : _____

Application submitted on behalf of the applicant by:

Kwangho Lee

Signature

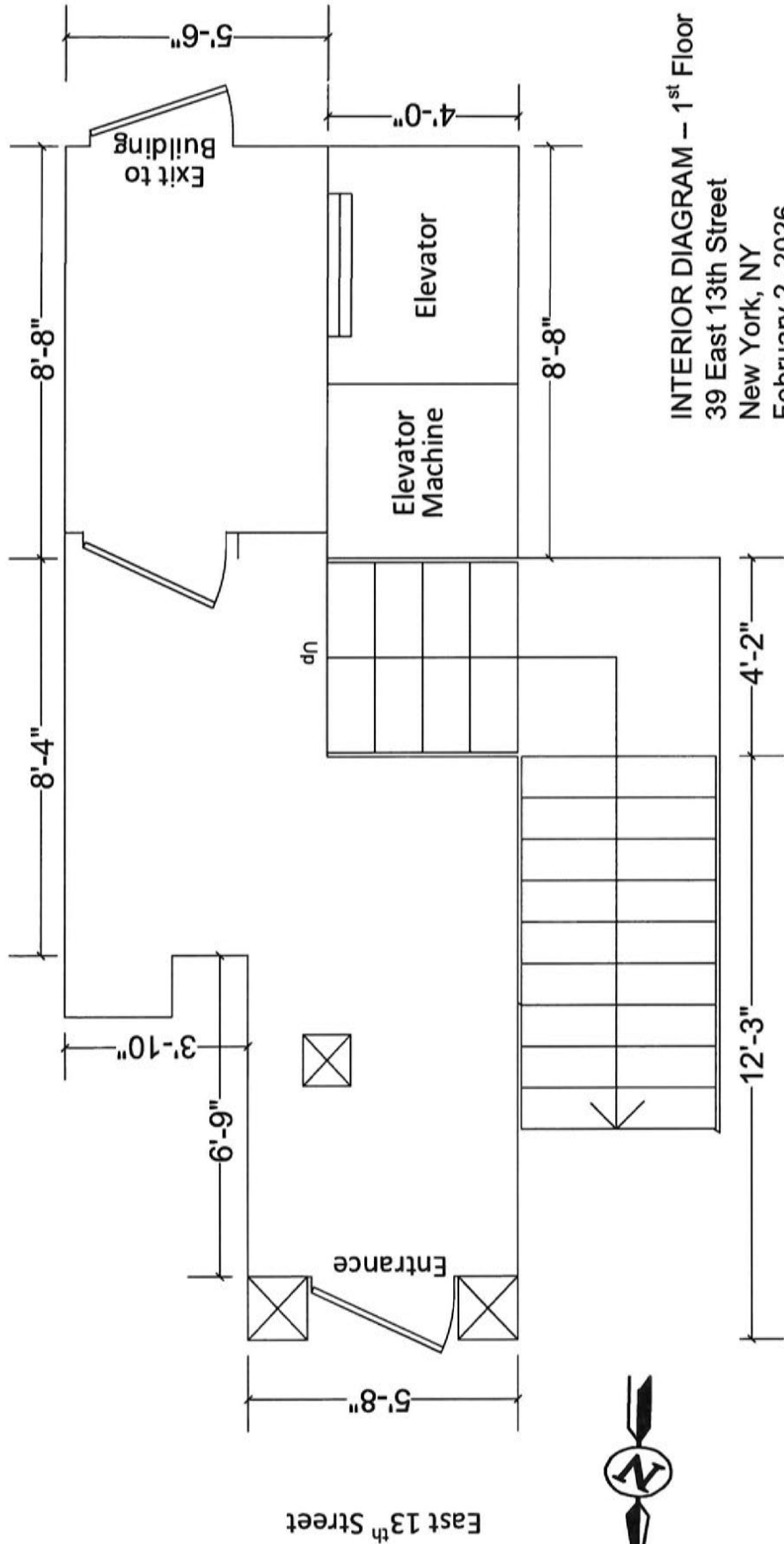
Print or Type Name KwangHo Lee

Title President

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, Chair



INTERIOR DIAGRAM – 1st Floor
 39 East 13th Street
 New York, NY
 February 2, 2026

NOT TO SCALE



OMAKASE

\$450 per person

An intimate seasonal tasting curated by the chef.

APPETIZERS

Kegani / Hairy Crab

Ankimo / Monkfish Liver

Tako / Octopus

Hamo / Conger Eel

Ikura

Tachiuo / Silver Scabbardfish

Kinmedai / Golden Eye Snapper

SUSHI

Saba / Mackerel

Amaebi / Sweet Shrimp

Akami / Lean Tuna

Chutoro / Medium Fatty Tuna

Otoro / Fatty Tuna

Uni / Sea Urchin

FINALE

Miso Soup

Tamago / Egg Omelette

Musk Melon