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COMMUNITY BOARD No. 2, MANHATTAN

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COMMUNITY BOARD 2 APPLICATION FOR A LIQUOR LICENSE

Please fill out this questionnaire, including the date, and return to the Community Board 2 office by email to arrive **no later than the month's due date** which can be found on CB2 Manhattan's website (<https://cbmanhattan.cityofnewyork.us/cb2/resources/sla-questionnaire/>). When meetings return to in person, please also provide an additional 5 copies plus supporting material requested to the SLA committee meeting.

Failure to complete and return the questionnaire and supporting materials on time will result in your item being removed from the agenda.

Failure to provide a completed questionnaire or failure to present before CB2 will result in notifying the State Liquor Authority (SLA) of your noncompliance with the community review process.

If you need to reschedule, please notify the Community Board 2 office no later than the Friday prior to the scheduled meeting. Speak to Florence Arenas at the Board Office. **A maximum of 1 layover request will be granted per application. Failure to reappear without notification will result in a recommendation to deny this application.**

The following supporting materials are **required** for this application:

1. A list of all other licensed premises (including Beer and Wine) within 500 ft. of this location.
2. If the license being applied for is subject to the 500 ft. rule, please provide a copy of the public interest statement that will be submitted to the SLA.
3. Floor plans of the premise, clearly indicating the location of all entrances and exits, windows, bars, tables and chairs, patron and employee bathroom(s) and kitchen layout to be licensed. Please include seat and table counts on the plans for each area. **If outdoor seating of any kind is included in the application please download and complete CB2 SLA's Addendum for Outdoor Seating.** For any multi-floor, multi-room or hotel applications, please provide detailed plans for each floor and/or separate areas to be included in the licensed premises that are clearly labeled.
4. Proposed menu with general price ranges, if applicable.
5. Certificate of Occupancy or Letter of No Objection for the premises showing that the proposed use is permitted, including specific use of all outdoor areas within the property line.
6. If unable to show the proposed use is permitted, including for outdoor areas within the property line, please provide a detailed explanation for how the proposed use sought will be permitted and please provide any plans filed or to be filed with the Buildings Department.
7. Letter of Understanding or Letter of Intent from the Landlord.

8. Provide proof of community outreach to area block associations and immediately impacted residents in the building and surrounding area to notify them of your pending application and Community Board meeting information. Copies of any mailings to, and signatures or letters from Residential Tenants at location and from surrounding buildings may be submitted with home address and contact information. (i.e. a letter from the neighborhood block association or petition in support with home address and contact information.)
9. A copy of your NYS Liquor Authority application as it will be submitted to the SLA (excluding financial information).
10. If this is for a **Corporate Change**, please provide the **Current Approved Corporate Set-Up and the Proposed Corporate Set-Up** along with existing executed stipulations with CB2 if applicable.
11. If this is for any type of **Alteration Application**, please provide detailed information regarding the current situation and the proposed changes outlined as an addendum. If adding or subtracting space, please provide current and proposed diagrams.
12. If this application is for a **Change in Method of Operation**, please provide the current method of operation and the proposed changes in method of operation as an addendum.

Meeting Date: _____

APPLICANT INFORMATION:

Name of applicant(s): Rokstar Chicken Noho Inc

Trade name (DBA): _____

Premises address: 52 E 8th St, New York, NY 10003

Cross Streets and other addresses used for building/premise:
Between Greene St & Mercer St

CONTACT INFORMATION:

Principal(s) Name(s): Samuel J Yun, President

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact: Eighth Street Owners Corp

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
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<u>Samuel J Yun</u>	<u>N/A</u>
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_____	_____
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_____	_____
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Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

R.O.K stands for Republic of Korea. The goal has always been simple and clear, continuing to introduce
and share Korean culture with the world through the best way possible, food. And what better food
than fried chicken? A fast and casual concept providing high quality food and service with unique sauces
and batter to give you some of the crispiest chicken you'll ever have.

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.)

N/A

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

Korean Fried Chicken Restaurant

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: _____

Current licensee: Pelicana E8St Inc, RW 1322777, Exp 05/31/2026. Currently active license.

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:

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: 6 Year Built : 1952

Describe neighboring buildings:

Mixed Residential and Commercial

Zoning Designation: C1-7

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 548 / 28

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor? ☒ yes ☐ no
1st floor & basement

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 : _____

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? 20

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? 50 Max

If yes, what is the use group for the premises? 6

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: changing sign from "Pelicana Chicken" to "Rokstar Chicken"

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 1,260 sq ft

If more than one floor, please specify square footage by floors: 1st Fl: 840 sq ft Basement: 420 sq ft

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

N/A

If more than one floor, what is the access between floors? Stairs

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? 7 Total table seats? 16

Total number of bars? 1 Total bar seats? 0

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

Total OVERALL number of seats in Premises : 16

BARs:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 0

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

Any food counters? ☒ no ☐ yes, describe : _____

For Alterations and Upgrades:

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

* 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:

11am to 12am 11am to 12am 11am to 12am 11am to 12am 11am to 12am 11am to 2am 11am to 2am

Will the business employ a manager? ☐ no ☒ yes, name / experience if known : _____

Will there be security personnel? ☒ no ☐ yes(if yes, what nights and how many?) N/A

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

If yes, please describe : N/A (existing store front to remain)

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: _____

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) _____

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 ½ " 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: _____ Samuel Yun _____ Phone: _____ [REDACTED] _____

Address: _____ [REDACTED] _____

Email : _____ [REDACTED] _____

Application submitted on
behalf of the applicant by:

/s/ Sam Park

Signature

Print or Type Name _____ Sam Park _____

Title _____ Representative _____

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

BONELESS CHICKEN

***Classic BONELESS - HALF**
\$17.99

Half - Halal Dark Meat - Thighs. 9 pieces per half size. Comes with your choice of Coleslaw or Pickled Radish (Moo) in a 3.25oz cup on the side.



***Classic BONELESS - FULL**
\$32.99

Full - Halal Dark Meat - Thighs. 18 pieces per full size. Comes with your choice of Coleslaw or Pickled Radish (Moo) in a 3.25oz cup on the side.



***Party Classic BONELESS - EXTRA LARGE**
\$48.99

Party - Halal Dark Meat - Thighs. 27 pieces in a party tray. Comes with your choice of Coleslaw or Pickled Radish (Moo) in a 3.25oz cup on the side.



WHOLE CHICKEN

***Classic WHOLE - HALF**
\$19.99

Half - Halal Bone-In Chicken cut into pieces. 7 pieces per half size. Comes with your choice of Coleslaw or Pickled Radish (Moo) in a 3.25oz cup on the side.



***Classic WHOLE - FULL**
\$34.99

Full - Halal Bone-In Chicken cut into pieces. 14 pieces per full size. Comes with your choice of Coleslaw or Pickled Radish (Moo) in a 3.25oz cup on the side.



***Party Classic WHOLE - EXTRA LARGE**
\$48.99

Party - Halal Bone-In Chicken cut into pieces. 21 pieces in a party tray. Comes with your choice of Coleslaw or Pickled Radish (Moo) in a 3.25oz cup on the side.



CHICKEN WINGS

***Classic WINGS - HALF 10 pcs**
\$19.99

Half - Halal Chicken Wings. Half drumettes and half flats. 10 pieces per half size. Comes with your choice of Coleslaw or Pickled Radish (Moo) in a 3.25oz cup on the side.



***Classic WINGS - FULL 20 pcs**
\$34.99

Full - Halal Chicken Wings. Half drumettes and half flats. 20 pieces per full size. Comes with your choice of Coleslaw or Pickled Radish (Moo) in a 3.25oz cup on the side.



***Classic BONELESS 4pcs Combo Meal**
\$11.99

Halal dark meat (thighs) served with your choice of sauce (tossed or on the side). Combo comes with 1 side and coleslaw. Drink is NOT INCLUDED, it is an additional \$1.50.



***Classic WINGS 4pcs Combo Meal**
\$13.99

Halal chicken wings (drumettes and flats) served with your choice of sauce (tossed or on the side). Combo comes with 1 side and coleslaw. Drink is NOT INCLUDED, it is an additional \$1.50.



***Classic TENDERS 3pcs Combo Meal**
\$12.99

Halal white meat (breast) served with your choice of sauce (tossed or on the side). Combo comes with 1 side and coleslaw. Drink is NOT INCLUDED, it is an additional \$1.50.



***Fried SHRIMP 5pcs Combo Meal**
\$13.50

Freshly fried shrimp. Keep it plain or tossed in our signature Cajun seasoning as an option. Combo comes with 1 side and coleslaw. Drink is NOT INCLUDED, it is an additional \$1.50.



KIDS MENU

***Classic Kid's Meal**
\$9.99

For ages 12 and under — 2pc halal chicken tenders with your choice of regular French Fries or Sweet Potato Fries. Meal comes with Apple Juice and ketchup only.



Jongga Special

Jongga Kimchi Crispy Potato Fries
\$13.99

Limited Item - Ending March 31st Large size only. Crispy French fries topped with caramelized Jongga sliced Kimchi and spicy ranch.



Jongga Kimchi Chicken Sandwich
\$10.99

Limited Item - Ending March 31st Freshly fried chicken thigh, topped with spicy ranch and caramelized Jongga sliced kimchi, served on a warm, toasted potato bun.



Jongga Kimchi Chicken Sandwich Combo Meal
\$14.99

Limited Item - Ending March 31st Freshly fried chicken thigh, topped with spicy ranch and caramelized Jongga sliced kimchi, served on a warm, toasted potato bun. Combo comes with 1 side. Drink is NOT INCLUDED, it is additional \$1.50.



Sides

***Party Classic WINGS - PARTY 30 pcs**
\$48.99

Party - Halal Chicken Wings. Half drumettes and half flats. 30 pieces in a party tray. Comes with your choice of Coleslaw or Pickled Radish (Moo) in a 3.25oz cup on the side.



CHICKEN TENDERS

***Classic TENDERS - HALF**
\$18.99

Half - Halal White Meat - Breast. 6 pieces per half size. Comes with your choice of Coleslaw or Pickled Radish (Moo) in a 3.25oz cup on the side.



***Classic TENDERS - FULL**
\$33.99

Full - Halal White Meat - Breast. 12 pieces per full size. Comes with your choice of Coleslaw or Pickled Radish (Moo) in a 3.25oz cup on the side.



***Party Classic TENDERS - EXTRA LARGE**
\$48.99

Party - Halal White Meat - Breast. 18 pieces in a party tray. Comes with your choice of Coleslaw or Pickled Radish (Moo) in a 3.25oz cup on the side.



CHICKEN SANDWICH

Jongga Kimchi Chicken Sandwich
\$10.99

Limited Item - Ending March 31st Freshly fried chicken thigh, topped with spicy ranch and caramelized Jongga sliced kimchi, served on a warm, toasted potato bun.



***Famous Chicken Sandwich**
\$9.99

Rokstar's Famous Chicken Sandwich — Juicy sauced thigh meat and coleslaw on a butter-toasted potato roll.



COMBO MEALS

Jongga Kimchi Chicken Sandwich Combo Meal
\$13.99

Limited Item - Ending March 31st Freshly fried chicken thigh, topped with spicy ranch and caramelized Jongga sliced kimchi, served on a warm, toasted potato bun. Combo comes with 1 side. Drink is NOT INCLUDED, it is additional \$1.50.



***Classic Chicken Sandwich Combo Meal**
\$13.99

Halal dark meat (thigh) on a buttered potato roll, topped with coleslaw and 1 sauce (of your choice). Combo comes with 1 side. Drink is NOT INCLUDED, it is an additional \$1.50.



Jongga Kimchi Crispy Potato Fries
\$13.99

Limited Item - Ending March 31st Large size only. Crispy French fries topped with caramelized Jongga sliced Kimchi and spicy ranch.



***Kimchi Fried Rice**
\$13.99

Savory fried rice tossed with spicy tangy kimchi, spam, and onions. Top it off with a fried egg for an extra special touch — *NOT HALAL



French Fries Medium
\$7.99

Thin-cut, crispy fries.



French Fries Large
\$9.99

Thin-cut, crispy fries.



Sweet Potato Medium
\$9.99

Crispy sweet potato fries, lightly tossed in sugar and drizzled with honey for a sweet, crave-worthy indulgence.



Sweet Potato Large
\$11.99

Crispy sweet potato fries, lightly tossed in sugar and drizzled with honey for a sweet, crave-worthy indulgence.



Truffle Fries Medium
\$9.99

Golden fries tossed in aromatic truffle oil and finished with Parmesan cheese and parsley for that rich, crave-worthy kick.



Truffle Fries Large
\$11.99

Golden fries tossed in aromatic truffle oil and finished with Parmesan cheese and parsley for that rich, crave-worthy kick.

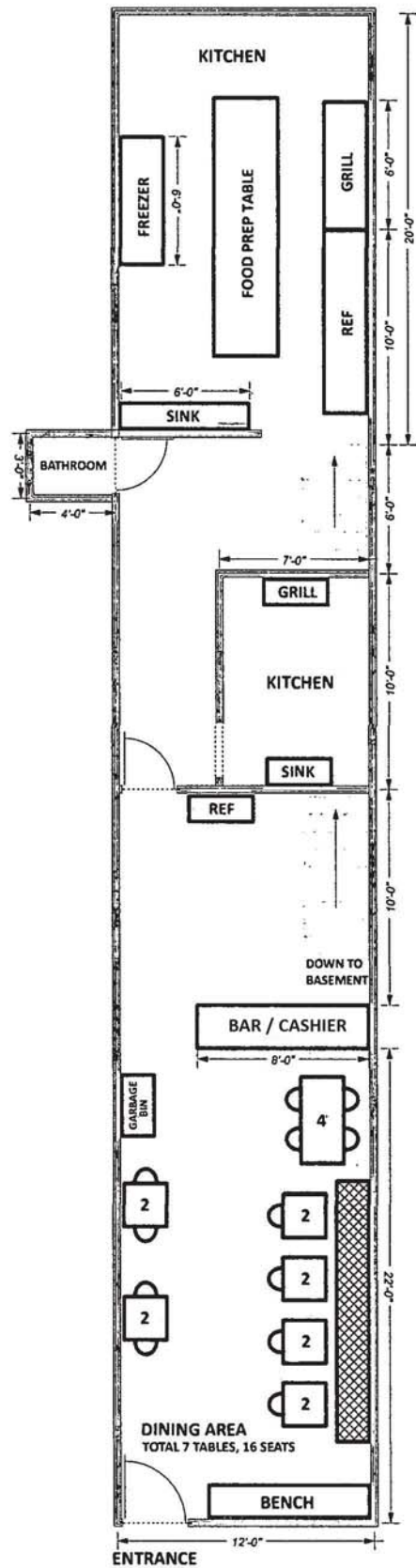


Cajun Garlic Fries Medium
\$9.99

Fries with bold Cajun seasoning and a light garlic kick — simple, savory, and oh so good.

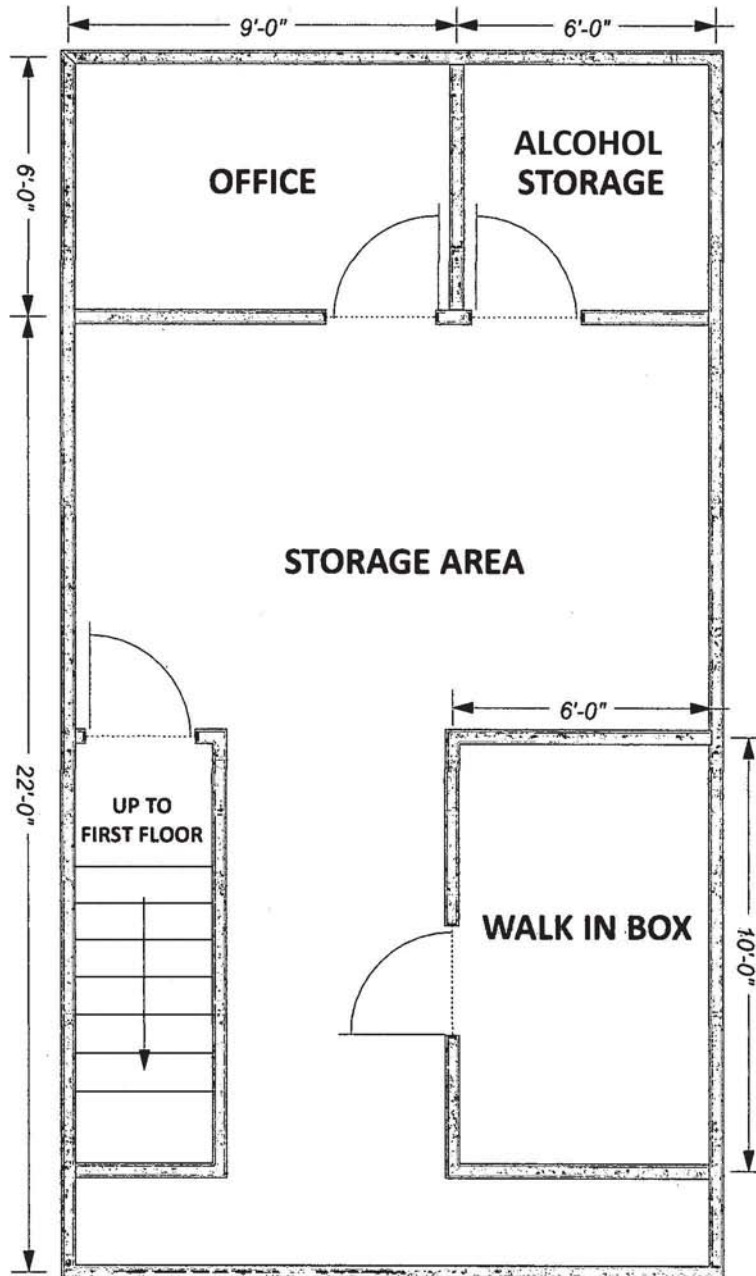


Cajun Garlic Fries Large



FIRST FLOOR DIAGRAM

ROKSTAR CHICKEN NOHO INC
52 E 8TH STREET
NEW YORK, NY 10003



BASEMENT DIAGRAM

ROKSTAR CHICKEN NOHO INC
52 E 8TH STREET
NEW YORK, NY 10003



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2020/10/18

