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## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE  
NEW YORK, NY 10012-1899

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April 28, 2026

Director  
Licensing Issuance Division  
NY State Liquor Authority 163 W. 125th Street  
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on April 23, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**Rokstar Chicken Noho Inc dba Rokstar Chicken 52 E 8th St 10003 (WBC–Restaurant)**  
(Transfer)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a Restaurant Wine license to operate a Korean fried chicken restaurant in the ground floor of a six (6)-story mixed use building (c. 1952) on 8<sup>th</sup> Street between Greene and Mercer Streets (Block #548/Lot #28), and
- ii. **Whereas**, the ground floor premises is approximately 1,260 sq. ft., with 840 sq. ft. on the ground floor and 420 sq. ft. in the basement, the basement being connected by both an interior stairway with no patron use of the basement; there will be 7 tables and 16 seats and no stand up bars for a total seated occupancy of 16 persons, there is one (1) entrance serving as both patron ingress and egress and one (1) patron bathroom; the store front infill being fixed without operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the Applicant’s hours of operation will be 11 AM to 12 AM Sundays through Saturdays (7 days a week); music will be recorded background music only from iPods/CDs/streaming services; all doors will be closed at all times; there will be no TVs, no dancing, no DJ’s, no promoted events, no live music, no private parties, no scheduled performances or cover fees, no velvet ropes or movable barriers or security personnel/doormen; and
- iv. **Whereas**, the premises to be licensed has most recently been licensed with a Restaurant Wine liquor license from approximately 2020 to the present as Pelicana E8St Inc dba Pelicana (Lic

ID # 0240-22-101479, exp 5/31/2026), the instant application being an asset purchase with the method of operation remaining essentially the same; and

- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being 28 active licensed premises and an additional 7 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; the hours being reasonable and consistent with previous operations at the premises; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new Restaurant Wine liquor license, with those stipulations as follows:
  - 1. Will be advertised and operated as a full-service Korean restaurant serving fried chicken with the kitchen open and full menu items available until closing every night.
  - 2. The hours of operation will be 11 AM to 12 AM Sundays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
  - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  - 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
  - 6. Will not have televisions.
  - 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  - 8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  - 9. Will not install or have French doors, operable windows or open facades.
  - 10. Will not make changes to the existing façade except to change signage or awning.
  - 11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  - 12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  - 13. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
  - 14. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
  - 15. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

**THEREFORE BE IT RESOLVED** that CB2M recommends **denial** of the application for a new Restaurant Wine liquor license for **Rokstar Chicken Noho Inc dba Rokstar Chicken 52 E 8th St 10003** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license.

**Vote:** Unanimous, 35 Board Members in favor.

We respectfully request that your agency take action consistent with the positions expressed in the above.

Sincerely,



Donna Raftery, Chair  
SLA Licensing 1 and 2 Committees  
Community Board #2, Manhattan



Valerie De La Rosa, Chair  
Community Board #2, Manhattan

VDLR/em

cc: Hon. Daniel Goldman, Congressman  
Hon. Brian Kavanagh, NY State Senator  
Hon. Deborah J. Glick, NY State Assembly  
Hon. Grace Lee, State Assembly Member  
Hon. Michael Levine, NYC Comptroller  
Hon. Brad Hoylman-Sigal, Man. Borough President  
Hon. Erik Bottcher, NYC Council Member  
Hon. Christopher Marte, NYC Council Member  
Hon. Harvey Epstein, NYC Council Member  
Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority



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Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Friday, April 17, 2026. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Samuel J Yun as a qualified representative of Rokstar Chocken NoHo Inc dba Rokstar Chicken located at 52 E 8th Street, New York, NY 10003 agree to the following stipulations:

Application Type: → OP Restaurant/Tavern [X] RW → TW → Alteration → Other:

[X] Premise will be advertised and operated as a restaurant serving Korean fried chicken

[X] Hours of operation:

Table with 4 columns: Day, Start Time, End Time, Day, Start Time, End Time. Rows for Sunday through Wednesday and Thursday through Saturday, all from 11 AM to 12 AM.

(Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)

- [X] Will operate a full-service Korean restaurant serving fried chicken with the kitchen open and full menu items available until closing every night.
[X] Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
[X] Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk cafe and/or roadbed seating.
[X] Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
[X] Will not have televisions.
[X] Will close all doors and windows at all times, allowing only for patron ingress and egress.
[X] Will not have patron occupancy/service to any portion of the basement of licensed premises.
[X] Will not install or have French doors, operable windows or open facades.
[X] Will not make changes to the existing facade except to change signage or awning.
[X] Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
[X] Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
Will not have: [X] Dancing [X] DJs [X] Live Music [X] Promoted Events [X] Any event where cover fee is charged
[X] Scheduled Performances [X] Velvet ropes or metal barricades [X] Security Personnel/Doorman.
[X] Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
[X] Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: Mark Lee / Manager Phone Number: (917) 892-8859

Notary Public section with signature of Samuel J Yun, dated 04/16/2026, and a signature for the Notary Public.

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license

ELLEN LEE
Notary Public, State of New York
No. 01LE6109987
Qualified in Queens County
Commission Expires May 24, 2028