

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME Ocean Foods NY, Inc.		DOING BUSINESS AS (DBA) Prime Meat Rokko	
STREET ADDRESS 783 9th Ave		CROSS STREETS 9th Ave and 52nd Street	ZIP CODE 10019
OWNER <small>(Attach a list of all the people that will be associated listed with the license)</small>	NAME: Akio Nadamoto	ATTORNEY/ REPRESENTATIVE	NAME: Eiji Okuyama
	PHONE: 917-930-0595		PHONE: 917-300-1378
	EMAIL: nadamoto@yakiniku-rokko.com		EMAIL: eokuyama@gmail.com
MANAGER	NAME: Anne Terada	LANDLORD	NAME: 783 Ninth Avenue Limited Liability Company
	PHONE: 917-721-3303		PHONE: 914-631-6200
	EMAIL: anne.ny@att.net		EMAIL: tammy@gibraltarmgt.com
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?		YES <input checked="" type="radio"/> NO
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?		YES <input type="radio"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input checked="" type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	YES	<input checked="" type="radio"/> NO	We plan to file it by Oct 10th.
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	YES	<input checked="" type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	11am -12am	11am -12am	11:am-12am	11am - 12am	11am-12am	11am - 12am	11am-12am
	Kitchen	10:00-11:30	10:00-11:30	10:00-11:30	10:00-11:30	10:00-11:30	10:00-11:30	10:00-11:30
	Music	11am-12am	11am-12am	11am-12am	11am-12am	11am-12am	11am-12am	11am-12am
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="checkbox"/> BACKGROUND	<input type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE	

OCCUPANCY

	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
INSIDE	N/A	65	14	55	Seven	1	7
OUTSIDE <i>(Other than sidewalk café)</i>	N/A						
SIDEWALK CAFÉ	N/A						

How many floors are there? What is the capacity for each floor? 1 Floor, 55 capacity and underground storage

How frequently will the owner(s) be at the establishment? One or twice a year, two-three weeks per visit

Will there be dancing? YES NO

Will applicant have bottle or table service for beverage alcohol? YES NO

Will you be hosting private; promotional or corporate events? YES NO Private party may be possible, I believe it is too small for corporate events.

Will outside promoters be used on a regular basis? If yes please describe. YES NO

Will you have a security plan? If, yes please attach. YES NO

Will security plan be implemented? YES NO

Will State certified security personnel be used? YES NO

Will New York Nightlife Association and NYPD Best Practices be followed? YES NO

Will applicant be using delivery bicycles? If yes, how many? YES NO

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law? YES NO N/A

Where will delivery bicycles be stored during the day when not in use? N/A

LOCATION & ZONING		
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	<input type="radio"/> NO

Community Notification/Relations		
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.		
Who was your contact person at each group you met with?		
When did applicant post the notice that was provided?		October 2, 2019
Where did applicant post the notice that was provided?		Front door of the restaurant under construction
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	<input checked="" type="radio"/> YES	<input type="radio"/> NO 917-930-0595
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	<input checked="" type="radio"/> YES	<input type="radio"/> NO Once it is ready

BUILDING DESIGN

State the name and type of business previously located in the space.	El Azteca, a Mexican Restaurant		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	El Azteca
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Replacing current glass windows
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree not to place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS	GARAGE DOORS	WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	No loud music would be played in this restaurant. Only quite BGM.
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Duct locates back of the building
Will the establishment have an illuminated sign?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Ceiling		
When was the air conditioner installed?	Currently under construction		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Are the floorplans for the outdoor space(s) included?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	We have no outdoor spaces, thus, we do not have any standing space outdoor.
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	Only quite BGM
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	We do not have any window can be opened.
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	N/A

OUTDOOR ITEMS – SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant be applying for a sidewalk café now or in the future?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant mark the perimeter of the café on the sidewalk?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant use umbrellas?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	<input type="radio"/> YES	<input type="radio"/> NO	N/A

ADDITIONAL STIPULATIONS: (Office Use Only)

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

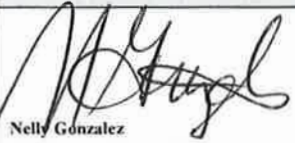
ADDITIONAL STIPULATIONS: (Office Use Only), *Continued*


To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.


Manhattan Community Board 4 (MCB4) recommends:
 (MCB4's recommendation is based on a vote taken at its
 November 6, 2019 full board meeting, with 37 members voting in favor
 of the recommendation, 0 members opposed, 0 members
 abstaining and 0 present but not eligible)

Denial unless all stipulations agreed to by applicant/owner are part of the method of
 operation
 Denial Approval

CB4 REPRESENTATIVES


 Nelly González
 CB4 Assistant District Manager


 Frank Holozubiec
 CB4 BLP Committee Co-Chair

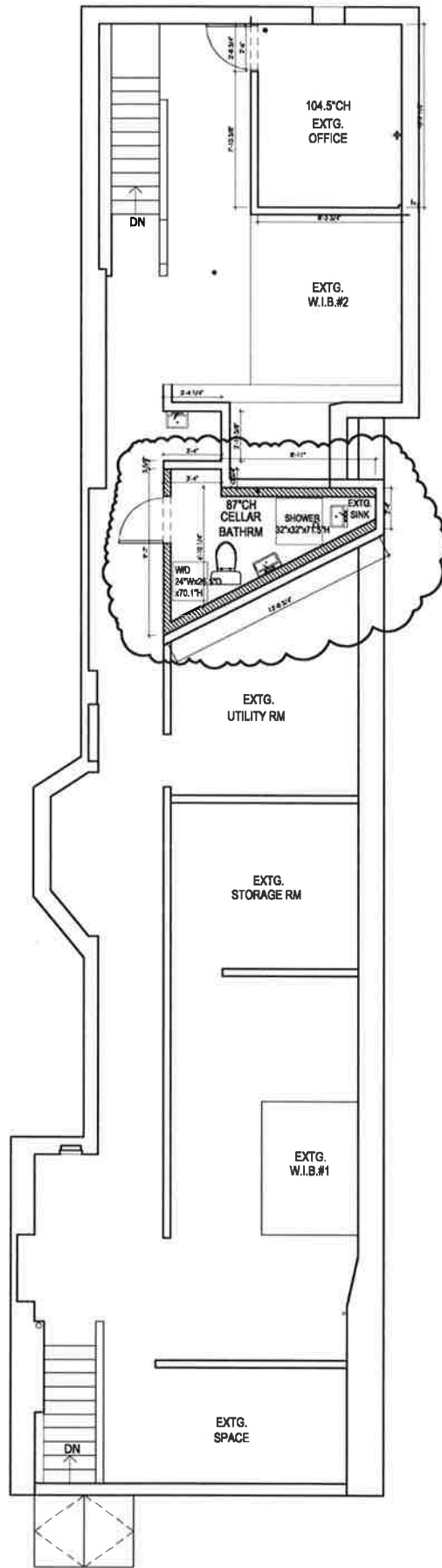

 Yoni Bokser
 CB4 BLP Committee Co-Chair

APPLICANT AGREEMENT WITH THE COMMUNITY

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

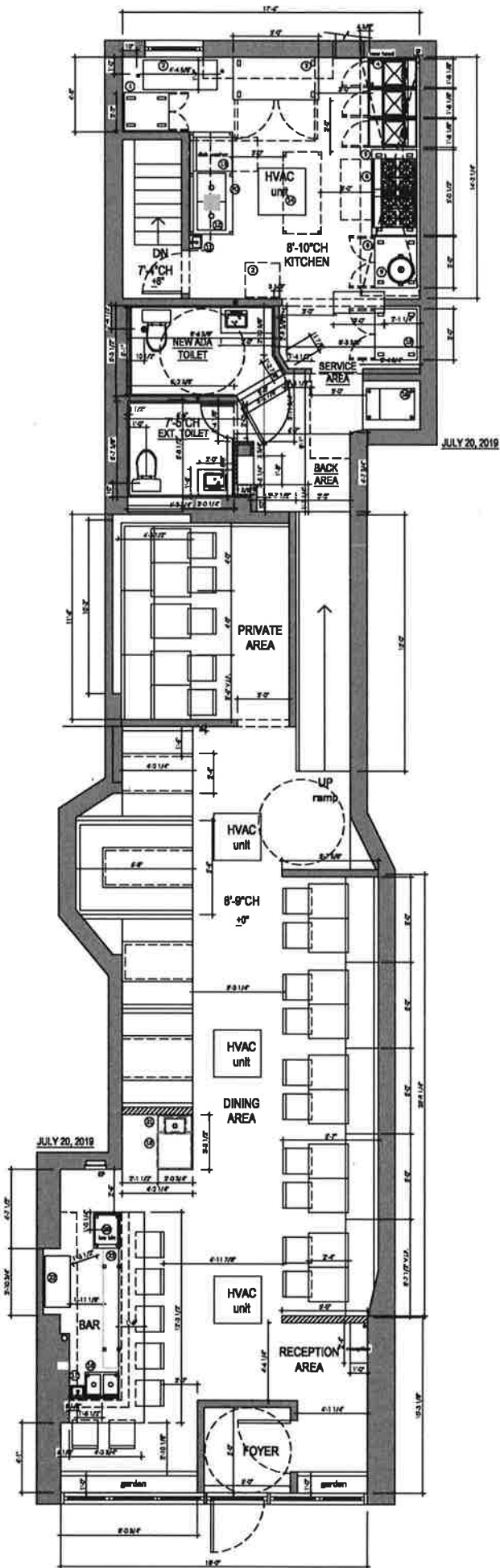
SIGN HERE →	Eiji Okuyama on behalf of Ocean Foods NY, Inc.	<i>Eiji Okuyama</i>	10/04/2019
	PRINT NAME OF APPLICANT	SIGNATURE OF APPLICANT	DATE

 10/17/19



PROPOSED CELLAR PLAN

JULY 22, 2019



PRIME MEAT ROKKO

----- GRAND MENU -----

Appetizer

- EDAMAME (Red Salt) \$ 6
- EDAMAME (Garlic Salt) \$ 7
- EDAMAME (Shiso Salt) \$ 7
- SHISHITO \$ 8
- Addictive Cucumber \$ 8
- Eggplant Boil and Soak \$ 8
- SUKIYAKI Steamed Bun \$ 8 (1P)
- Roast Duck Steamed Bun \$ 8 (1P)
- Pork KAKUNI Steamed Bun \$ 8 (1P)
- Spareribs KARAAGE \$ 8
- Chicken Wings KARAAGE \$ 8
- Chicken Breast KARAAGE \$ 8
- Pork KAKUNI \$ 1 2
- Japanese Roast Duck \$ 1 6
- Roast Beef \$ 1 6

Soup

- TONJIRU (Pork Miso Soup) \$ 6

Salad

- Chicken Breast Salad \$ 1 2
- Roast Beef Salad \$ 1 8
- ROKKO Coleslaw Salad \$ 9
- Japanese BBQ Salad \$ 1 6

Cutlet

- Pork Cutlet
 - ☆Pork Fat Back \$ 2 4 (230g、8oz)

- ☆Pork loin \$ 2 4 (2 3 0 g、 8 oz)
- Stewed Pork Belly \$ 1 8
- Beef Cutlet
- ☆Beef Sirloin \$ 2 8 (1 7 0 g、 6 oz)
- ☆Beef Tenderloin \$ 3 2 (1 7 0 g、 6 oz)
- Chicken Cutlet
- ☆Chicken Breast \$ 1 6
- ☆Chicken Thigh without skin \$ 1 6
- Duck Cutlet
- Duck Breast \$ 2 2

※Panko (Bread Crumbs)

- Wheat bread
- Rye bread
- Rice flour bread & Bubu Arare (Gluten-free)
- Cornflakes (Gluten-free)

You can choose.

A la carte

- Tonpei—Yaki \$ 2 0 (1 4 0 g、 5 oz)
- Ginger Pork \$ 1 8
- Beef Japanese BBQ \$ 2 4
- Pork Cutlet Bowl \$ 2 0 (1 4 0 g、 5 oz)
- Pork Cutlet Curry \$ 2 0 (1 4 0 g、 5 oz)
- Beef Japanese BBQ Bowl \$ 2 2
- SUKIYAKI Bowl \$ 2 2
- Roast Beef Bowl \$ 2 4
- Pork Cutlet Sandwich \$ 2 0 (1 4 0 g、 5 oz)
- Beef Cutlet Sandwich \$ 3 2 (1 7 0 g、 6 oz)

Lunch

- Pork Cutlet Set \$ 2 4
- Pork Cutlet Bowl Set \$ 2 0 (1 4 0 g、 5 oz)
- Pork Cutlet Curry Set \$ 2 0 (1 4 0 g、 5 oz)
- Beef Japanese BBQ Bowl Set \$ 2 2
- SUKIYAKI Bowl Set \$ 2 2
- Roast Beef Bowl Set \$ 2 4
- Pork Cutlet Sandwich Set \$ 2 0 (1 4 0 g、 5 oz)
- Beef Cutlet Sandwich Set \$ 3 2 (1 7 0 g、 6 oz)

Drink

- Beer
 - KIRIN \$ 6
 - SAPPORO \$ 6
- Japanese SAKI Glass Bottle (720ml)
 - JYUN MAI \$ 8 \$ 4 0
 - GINNJYOU \$ 1 0 \$ 5 0
 - DAIGINNJYOU \$ 1 2 \$ 6 0
- WINE (White, Red)
 - California \$ 8 \$ 4 0
 - Chile \$ 7 \$ 3 5
 - Italy \$ 7 \$ 3 5
 - Spain \$ 7 \$ 3 5
- Sangria \$ 7 \$ 3 5
- Non-Alcoholic Drink \$ 4

ORDER seamless

THE HEALTH FOR ALL CHAT
WALK THE TALK

PUBLIC NOTICE
Ocean Foods NY Inc
d/b/a Prime Meat Rokko
783 9th Avenue

TO DELIVERY
PLEASE CALL
917-364-6131
THANK YOU!

365
GUIDE
New York City

smoke-free

44
19
VISA
DISCOVER

VISA
DISCOVER
MasterCard

42ST

SHOW SMALL

Wolpov.com

ftp

Posted according to the Administrative Code of the City of New York section 10-118. Please do not remove until after the above meeting date.

We invite you to attend this meeting and give your comments on this application. Alternatively, you may mail, fax or email us at the address listed above. For more information, please call 212-736-4536.

DATE: Thursday, October 17, 2019
TIME: 6:30 PM
PLACE: Hotel Trades Council
305 W 44th Street, 2nd Floor

An application for a wine, beer & cider license for a Restaurant Establishment with Recorded Music

Ocean Foods NY Inc.
d/b/a Prime Meat Rokko
783 9th Avenue

Business Licenses and Permits Committee will discuss an application submitted by

PUBLIC NOTICE

CITY OF NEW YORK
MANHATTAN COMUNITY BOARD No. 4
300 West 29th Street, 2nd Floor, New York, NY 10001
Tel: 212-312-2200
www.nyc.gov



BURT L. AZAROV
ALCOHOL REGULATION
LICENSING DIVISION





9th Avenue between 52nd and 53rd Street Diagram New York, NY 10019

