

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
KOK NYC FLAGSHIP, LLC		KINGS OF KOBE	
STREET ADDRESS		CROSS STREETS	ZIP CODE
1 River Place / 650 West 42nd Street		11-12 Ave	10036
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Jeff Keswin	ATTORNEY/ REPRESENTAIVE	NAME:
	PHONE: 212-415-6600		PHONE:
	EMAIL: N/A		EMAIL:
MANAGER	NAME: Etai Cinader	LANDLORD	NAME: Silverstein Properties, Inc
	PHONE: 917-957-1022		PHONE: 212-312-9214
	EMAIL: ecinader@kingsofkobe.c		EMAIL: mberenson@silvprop.com
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> _____ <i>Unenclosed Sidewalk Cafe</i>)			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?		YES NO Yes (Etai Cinader)
	What is/was the name and address of establishment?		Kings of Kobe, Pounds & Ounces
	What were the dates applicant was involved with this former premise?		2017-2019 / 2012-2014
<input type="checkbox"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?		YES NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="checkbox"/> 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 checked="" type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	YES	NO	Not yet. After CB4 approval
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	NO	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	NO	NO
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	YES	NO	YES

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

HOURS* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	11-12	11-12	11-12	11-12	11-1	11-1	11-12
	Kitchen	11-12	11-12	11-12	11-12	11-11	11-1	11-12
	Music	11-12	11-12	11-12	11-12	11-1	11-1	11-12

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
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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	75	75	20	54	0	1	10
OUTSIDE (Other than sidewalk café)	N/A	34	11	34	0	0	0
SIDEWALK CAFÉ	X	X	X	X			

How many floors are there? What is the capacity for each floor?	1		
How frequently will the owner(s) be at the establishment?	Etai Cinader will be on site daily		
Will there be dancing?	YES	NO	NO
Will applicant have bottle or table service for beverage alcohol?	YES	NO	Yes. Wait Staff Service.
Will you be hosting private; promotional or corporate events?	YES	NO	Yes.
Will outside promoters be used on a regular basis? If yes please describe.	YES	NO	NO.
Will you have a security plan? If, yes please attach.	YES	NO	Yes. for proper servie of alcohol.
Will security plan be implemented?	YES	NO	Yes. for proper servie of alcohol.
Will State certified security personnel be used?	YES	NO	Only When required.
Will New York Nightlife Association and NYPD Best Practices be followed?	YES	NO	YES
Will applicant be using delivery bicycles? If yes, how many?	YES	NO	Yes. 3rd Party Service
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	by 3rd Party service.
Where will delivery bicycles be stored during the day when not in use?	We will not own bikes		

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO	No
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO	Yes
Is a Public Assembly permit required?	YES	NO	No
Are your plans filed with DOB?	YES	NO	Required permits will be filed.

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	All contacts on list provided by CB4 were emailed	
	# 2	Sky & Atelier Building management was emailed.	
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		No meeting has been scheduled or requested yet.	
Who was your contact person at each group you met with?		x	
When did applicant post the notice that was provided?		x	
Where did applicant post the notice that was provided?		Door and Window	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		YES	NO yes. Etai Cinader 917-957-1022
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		YES	NO Yes. We will notify CB4.

BUILDING DESIGN			
State the name and type of business previously located in the space.	Restaurant:		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	Yes. Linc 42 / Agave
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	install awning
Will applicant have a vestibule within the establishment?	YES	NO	NO
Will applicant use a storm enclosure?	YES	NO	YES. within property line. not sidewalk
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?	YES	NO	YES
Will applicant comply with the NYC noise code?	YES	NO	YES
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?	YES	NO	There are no french, garage, or ther windows that can be open
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?	YES	NO	There are no french, garage, or ther windows that can be open
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	NO	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?	YES	NO	Only if necessary. Happy to discuss and explain
Will the kitchen exhaust system extend to the roof?	YES	NO	No. Electrostatic Precipitators installed.
Will the establishment have an illuminated sign?	YES	NO	Yes.
Will the establishment have a canopy extending over the sidewalk?	YES	NO	No
Where will the air conditioner be located? What type is it?	Indoors. 12 ton.		
When was the air conditioner installed?	New AC Being Installed		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES	NO	Yes
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	YES	NO	yes. front outdoor building property.
Are the floorplans for the outdoor space(s) included?	YES	NO	Yes.
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	YES	NO	Yes.
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	Yes.
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	YES	NO	No.
Will there be no amplified music, as per the law?	YES	NO	just background music NO <i>el</i>
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	no open windows available
Will applicant agree to post signs outside asking customers to respect the neighbors'?	YES	NO	Yes.
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	Yes.
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	YES	NO	Already installed by Landlord.
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	Building property lighting.

OUTDOOR ITEMS – SIDEWALK CAFÉ

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

ADDITIONAL STIPULATIONS: (Office Use Only)


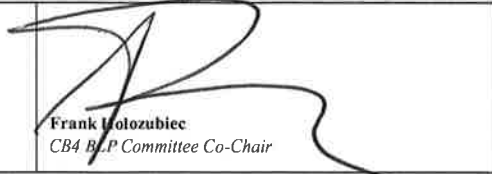
To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

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

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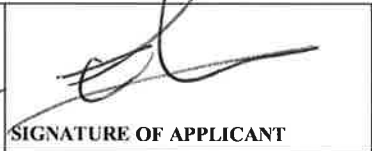
<p>Manhattan Community Board 4 (MCB4) recommends: (MCB4's recommendation is based on a vote taken at its June 5, 2019 full board meeting, with <u>45</u> members voting in favor of the recommendation, <u>0</u> members opposed, <u>0</u> members abstaining and <u>0</u> present but not eligible)</p>	<p><input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation</p> <p><input type="radio"/> Denial <input type="radio"/> Approval</p>
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CB4 REPRESENTATIVES

 Nelly Gonzalez CB4 Assistant District Manager	 Frank Wozubiec CB4 BLP Committee Co-Chair	Yoni Bokser CB4 BLP Committee Co-Chair
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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.

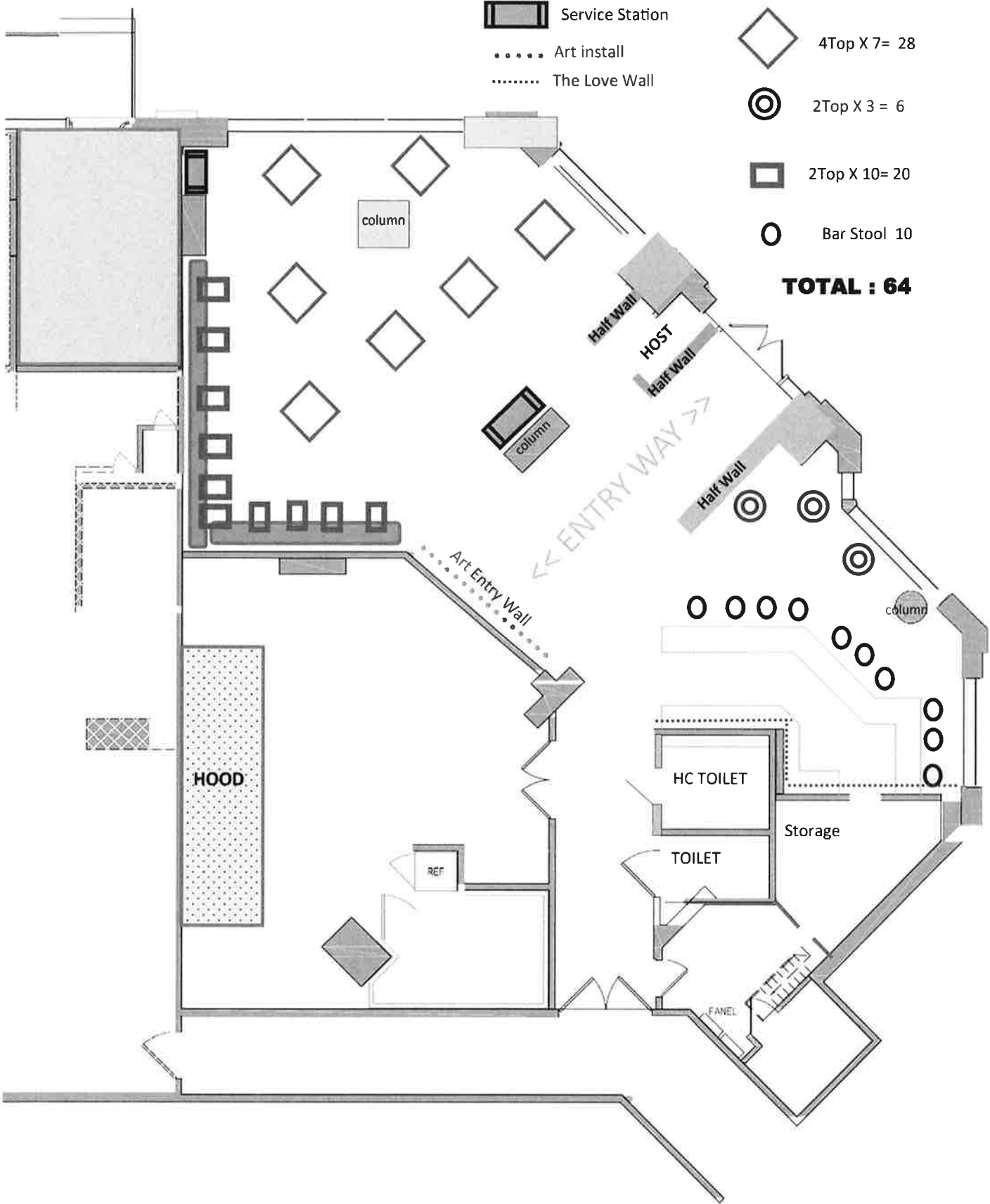
<p>SIGN HERE →</p>	<p>ETM LINARDEN GENERAL Manager</p> <p>PRINT NAME OF APPLICANT</p>	 SIGNATURE OF APPLICANT	<p>04/29/2019</p> <p>DATE 5/14/19</p>
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Kings of Kobe





Individual Associated with License Application

Jeffrey Keswin | 212-415-6600

Etai Cinader | (917) 957-1022 | ecinader@kingsofkobe.com



-  Service Station
-  Art install
-  The Love Wall

-  4Top X 7= 28
-  2Top X 3 = 6
-  2Top X 10= 20
-  Bar Stool 10

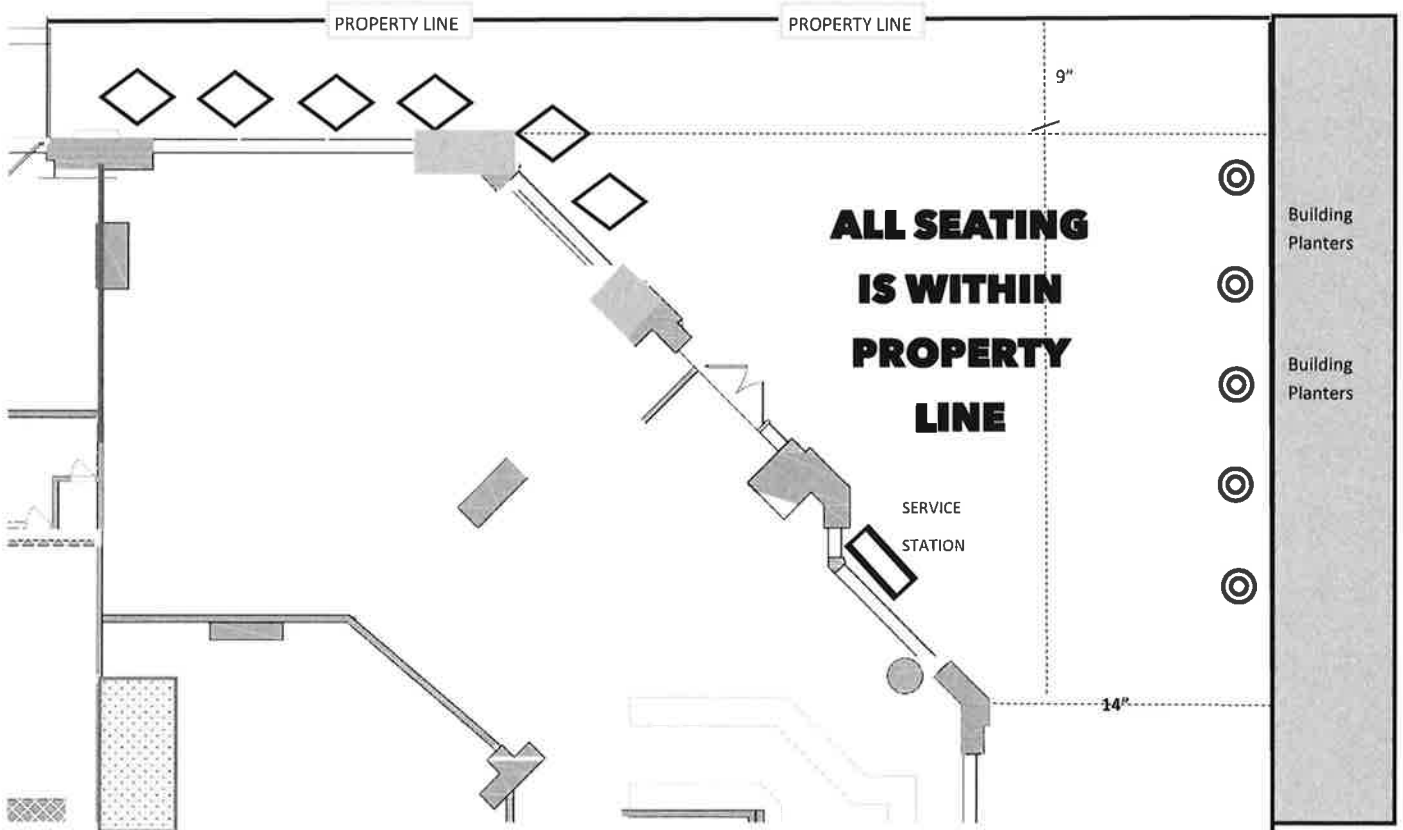
TOTAL : 64

KINGS OF KOBE: OUTDOOR SEATING PLAN

◇ 4Top X 6 = 24

◎ 2Top X 5 = 10

TOTAL : 34



AMERICAN WAGYU BURGERS

Half Pound / Pounder

KING'S STANDARD 14.45 / 21.95

marinated roasted tomatoes, white cheddar, pickles, cherry pepper mayo
add applewood smoked bacon +2.75

BETTER THAN CAESAR 15.35 / 22.85

burrata cheese, baby arugula, stone fruit relish, balsamic glaze

THE QUEEN RULES 15.35 / 22.85

prosciutto, pepper jack, lettuce, sweet chili relish, jalapeño mayo

LOUIS XIII 16.75 / 24.25

mozzarella, sautéed crimini mushrooms, truffle oil,
sunny-side up egg, roasted garlic mayo / add bacon +2.75

DUKE OF LUX 15.95 / 23.45

smoked gouda, caramelized onions, applewood smoked bacon, chipotle mayo

URBAN PICNIC 15.95 / 23.45

lettuce, creamy slaw, white cheddar, applewood smoke bacon,
spicy baked apple relish, spicy bbq sauce

AMERICAN WAGYU HOT DOGS

KING'S CLASSIC 10.25

sauerkraut, house sautéed red onions, spicy dijon mustard

GOLDEN PINEAPPLE 11.75

sauerkraut, pineapple relish, smoked gouda, bacon bits

THE CHILI PROJECT 13.65

wagyu beef chili, red onions, shredded cheese

EMPIRE CITY BLT 10.95

baby arugula, tomatoes, bacon bits, royal fry sauce

ALL NIGHTER 10.75

house sautéed red onions, bacon bits, lemon zest, bleu cheese sauce

MONARQUE 10.95

creamy house slaw, bacon bits, pickles, chipotle bbq sauce

BANH MINE 9.95

marinated cucumbers and carrots, cilantro, sriracha mayo

BUILD YOUR OWN BURGER

Half Pound 12.75 / Pounder 19.25

On Mixed Greens +3.25

Gluten-Free Bun +2.25

VEGETABLES

Lettuce

Tomato

Sliced Pickles

Marinated Roasted Tomatoes 1.95

Pickled Jalapeños .75

Baby Arugula 1.75

Sautéed Mushrooms 1.75

Raw Red Onions .75

Sautéed Red Onions .95

Caramelized Onions .95

Creamy Slaw 1.50

Sauerkraut .95

CHEESE

White Cheddar 1.50

American 1.50

Pepper Jack 1.50

Mozzarella 1.50

Smoked Gouda 1.75

Burrata 2.50

PROTEIN

Applewood Smoked Bacon 2.75

Bacon Bits 1.75

Wagyu Beef Chili 4.75

Sunny-Side Up Egg 1.75

MAYOS 1.25

Cherry Pepper

Chipotle

Sriracha

Spicy Maple

Roasted Garlic

Pickled Jalapeño

RELISH 1.45

Sweet Chili

Pineapple

SAUCES 1.25

Royal Fry

Spicy Ketchup

Bacon Ranch

Chipotle BBQ

Blue Cheese

Spicy Avocado

Crema 1.55

OTHER

Spicy Dijon .50

Mayo .50

SNACKS

WAFFLE DOG 7.95

spicy maple mayo

NOTORIOUS P.I.B 8.35

large pig in a blanket, spicy dijon

STREET CORN 5.25

spicy mayo, queso fresco, paprika

BBQ MAC & CHEESE

BALLS 8.25 / 14.75

roasted garlic mayo

HOUSE SALAD 7.95

mixed greens, sautéed red onions,
tomatoes, cucumbers, champagne
vinaigrette

WAGYU BEEF CHILI 9.95

shredded cheese, herbed croutons

OTHER BURGERS

VEGAN REPUBLIC 13.35

three bean and roasted
vegetable burger, roasted tomatoes,
baby arugula, vegan herb mayo

GO FISH 15.65

alaskan salmon burger, lettuce,
red onions, sliced tomatoes,
pickled ginger, spicy avocado crema
add bacon +2.75

SIDES

BATTERED FRIES 5.50 / 9.25

SWEET POTATO FRIES 5.75 / 9.95

RED ONION RINGS 6.45 / 10.95

CREAMY SLAW 4.75

TRUFFLE FRIES 7.95 / 14.75

CHILI FRIES 13.25

shredded cheese, red onions, crema

SAMPLE MENU

Kings of Kobe - Liquor License Security Plan

- The nature of our business will not require a security personnel on site. However, strong emphasis will be put on proper service of alcohol and the safety of our staff and guests.
- A Manager will always be on site. The Manager together with host team will manage access to venue, control and prevent overcrowding, and alert staff for under age guest.
- All guests who appear under the age of 30 will be asked to present staff with proper identification to verify legal age.
- All front of the house service staff will be TIPS certified – a training program designed to prevent intoxication, drunk driving and underage drinking by enhancing the fundamental "people skills" of servers, sellers and consumers of alcohol.
- Training provided to the establishment's personnel, including conflict resolution training, procedures for handling violent incidents and emergencies, as well as the establishment's procedures for contacting the Police Department.
- Security Cameras will be installed to monitor space.
- 1 Certified Security Personnel will be on site anytime venue will be closed for a private function.