

Manhattan Community Board 4

Liquor License/Sidewalk Cafe Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME Omakase LLC		DOING BUSINESS AS (DBA) IKEBANA-ZEN	
STREET ADDRESS 401 W. 53rd Street		CROSS STREETS 9th Avenue	ZIP CODE 10019
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Fangjian Yuan	ATTORNEY/ REPRESENTAIVE	NAME: Michael X. Tang, Esq.
	PHONE: 908-705-6108		PHONE: 718-762-5300
	EMAIL: yuanandrew1126@gmail.com		EMAIL: mtang@lawtang.com
MANAGER	NAME: Fangjian Yuan	LANDLORD	NAME: Prashanth Rayapudi
	PHONE: 908-705-6108		PHONE: 732-301-2833
	EMAIL: yuanandrew1126@gmail.com		EMAIL: sk@srgrouppm.com
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i>)			
<input checked="" type="checkbox"/> 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	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 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	<input checked="" type="radio"/> NO	will file within 2 weeks
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	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	5:00pm -11:00pm	5:00pm-11:00pm	5:00pm - 11:00 pm	5:00pm - 11:00pm	5:00pm - 11:00pm	5:00pm-11:00pm	5:00pm-11:00pm	Closed
	Kitchen	3:00pm -11:00 pm	3:00pm -11:00 pm	3:00pm -11:00 pm	3:00pm -11:00 pm	3:00pm -11:00 pm	3:00pm -11:00 pm	3:00pm -11:00 pm	Closed
	Music	5:00pm -11:00pm	5:00pm -11:00pm	5:00pm -11:00pm	5:00pm -11:00pm	5:00pm -11:00pm	5:00pm -11:00pm	5:00pm -11:00pm	Closed
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	50	40	11	26	0	1	0
OUTSIDE <i>(Other than sidewalk café)</i>							
SIDEWALK CAFÉ							

How many floors are there? What is the capacity for each floor? One floor, with capacity of 50 people

How frequently will the owner(s) be at the establishment? At least twice a week

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

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

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

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	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	NO	
Is a Public Assembly permit required?	YES	<input type="radio"/> NO	
Are your plans filed with DOB?	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	Chair of HK49-54 Block Alliance / Steve Belida	
	# 2	100 West 26th Street / Susan Bittenwieser	
	# 3	Penn South (W 23rd to W 29th Street from 8th/9th Ave)/ Florence Dent	
	# 4	300 West 20th Street / Albert Taylor	
	# 5	West 400 Block Association (21st/22nd/23rd Sts) / Mary Swartz	
Please provide dates when applicant met with the groups listed above.		Feb. 6, 2020	
Who was your contact person at each group you met with?		Steve Belida	
When did applicant post the notice that was provided?		02/21/2020	
Where did applicant post the notice that was provided?		02/21/2020	
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	NO 908-705-6108
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		YES	<input type="radio"/> NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	Gloria 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	Gloria Restaurant
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
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?	YES	<input checked="" type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" 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)	<input checked="" type="radio"/> FRENCH DOORS	<input type="radio"/> GARAGE DOORS	<input type="radio"/> 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?	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 checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	AC is hanging on the wall		
When was the air conditioner installed?	about 2 years ago		

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 checked="" type="radio"/> YES	<input type="radio"/> NO	
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	Not applicable
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	
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
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 checked="" type="radio"/> YES	<input type="radio"/> NO	

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?	YES	<input checked="" type="radio"/> NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	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.	YES	NO	not applicable
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	not applicable
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	not applicable
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	n/a
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	n/a
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	n/a
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	n/a
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	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?	YES	NO	n/a
Will applicant use umbrellas?	YES	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?	YES	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.

<p>Manhattan Community Board 4 (MCB4) recommends: <i>(MCB4's recommendation is based on a vote taken at its May 6, 2020 full board meeting, with 47 members voting in favor of the recommendation, 0 members opposed, 1 members abstaining and 0 present but not eligible)</i></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 <i>CB4 Assistant District Manager</i>	 Frank Holozubiec <i>CB4 BLP Committee Co-Chair</i>	 Yoni Bokser <i>CB4 BLP Committee Co-Chair</i>
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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>Fangjian Yuan</p> <p>PRINT NAME OF APPLICANT</p>	 <p>SIGNATURE OF APPLICANT</p>	<p>03/02/2020</p> <p>DATE</p>
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****These stipulations are subject to ratification at a future MCB4 Full Board Meeting - March 23, 2020****



IKEBANA-ZEN

646-885-7566

401 WEST 53RD STREET, NEW YORK, NY 10019

10AM TO MIDNIGHT

Sushi & Sashimi Omakase

Salad
sashimi / Toast tataki
Soup
Nikiri Sushi(9)
Gunkan Sushi(5)
Dessert

88

Kappo omakase

Salad
Sashimi
Chawanmushi
Agemono Tempura
Smoked fish
Soup
Nikiri sushi(12)
Dessert

108

A La-carte

Fluke	5	Aji	7
Madai	7	Sayori	9
Kinmedai	9	Shrimp	6
Ocean trout	6	Squid	7
King salmon	7	Sea Scallops	6
Smoked salmon	8	Oyster	7
Shimaaji	7	Salmon Roe	7
kanpachi	7	Eel	8
Buri	8	Uni (ca)	9
Lean tuna	6	Uni (me)	11
Chu-toro	10	Uni (jp)	13
O-toro	12	Wagyu	15
Spanish mackerel	6		

Salmon flight 18

Ocean trout 6 king salmon 7 smoked salmon 8

Jack flight 18

Shimaaji 7 kanpachi 7 buri 8

Tuna flight 25

Lean tuna 6 chu-toro 10 O-toro 12

Golden flight 58

Toro uni caviar golden flake 23

Wagyu uni caviar golden flake 25

Chop toro uni caviar golden flake 18



-ORIA

100

A



SCHOOL
SPEED
LIMIT
15

GLORIA

GMR

GLORIA
MEXICAN
RESTAURANT

401 West 53rd St
New York, NY
10019

PRESENTATION OF LAYOUT

12.13.2016

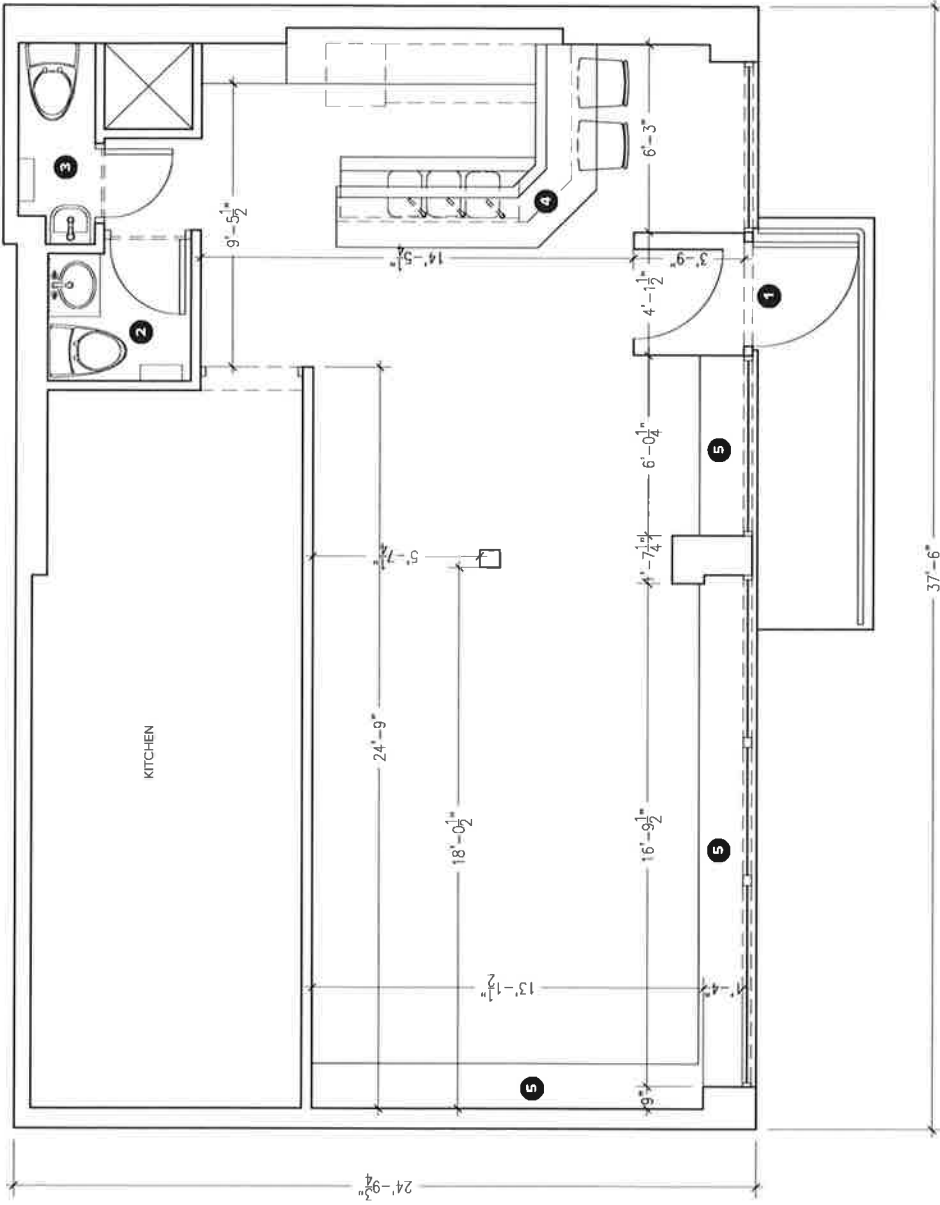
- ① EXISTING SPACE
- ② SEATING OPTION 1
- ③ SEATING OPTION 2
- ④ SEATING OPTION 3
- ⑤ BOOTH DESIGN
- ⑥ SCREEN DESIGN OPTIONS
- ⑦ BACK BAR DESIGN OPTIONS



76 Beaver Street, #2
New York, NY 10005
ph 646.559.4937
fax 212.625.2502
methoddesign.com

1 EXISTING SPACE

FLOOR PLAN

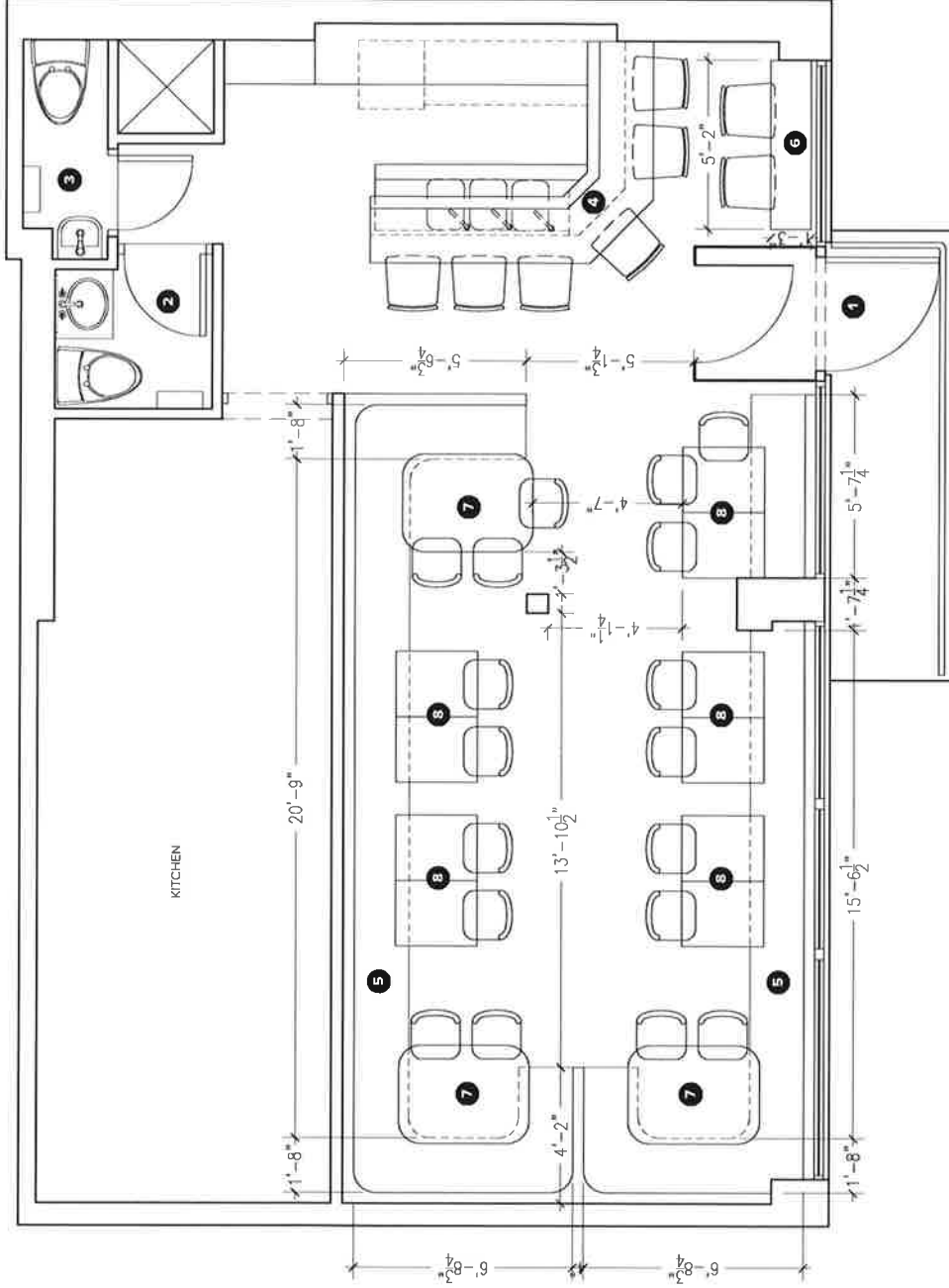


DRAWING NOTES

- 1 Entry
- 2 Women's Restroom
- 3 Men's Restroom
- 4 Bar Seating
- 5 Banquette Seating

2 SEATING OPTION 1

FLOOR PLAN



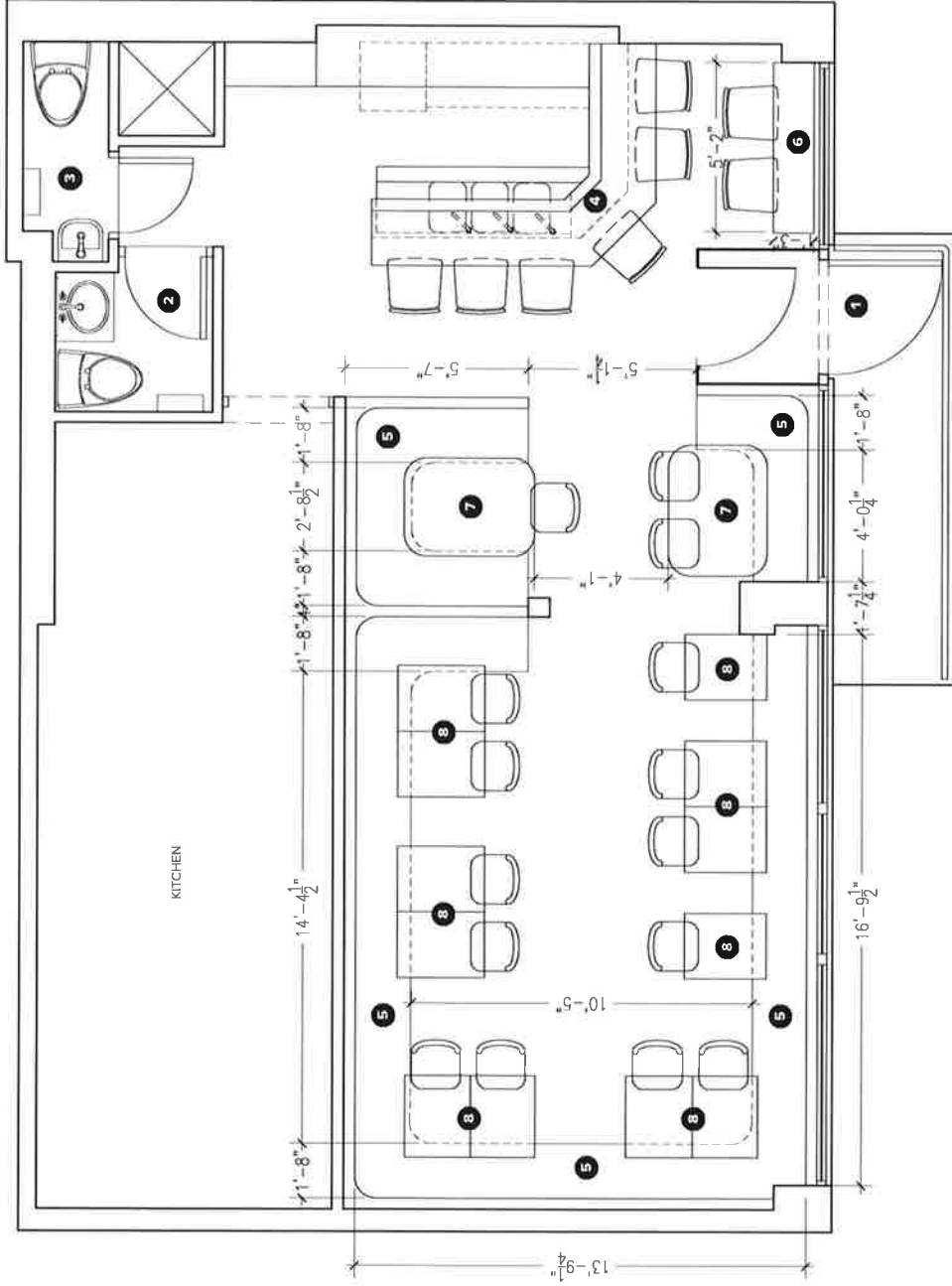
DRAWING NOTES

- 1 Entry
- 2 Women's Restroom
- 3 Men's Restroom
- 4 Bar
- 5 Banquette
- 6 Bar Table
- 7 42" x 36" Table
- 8 24" x 30" Table

SEATS: 37 at dining
8 at bar

3 SEATING OPTION 2

FLOOR PLAN

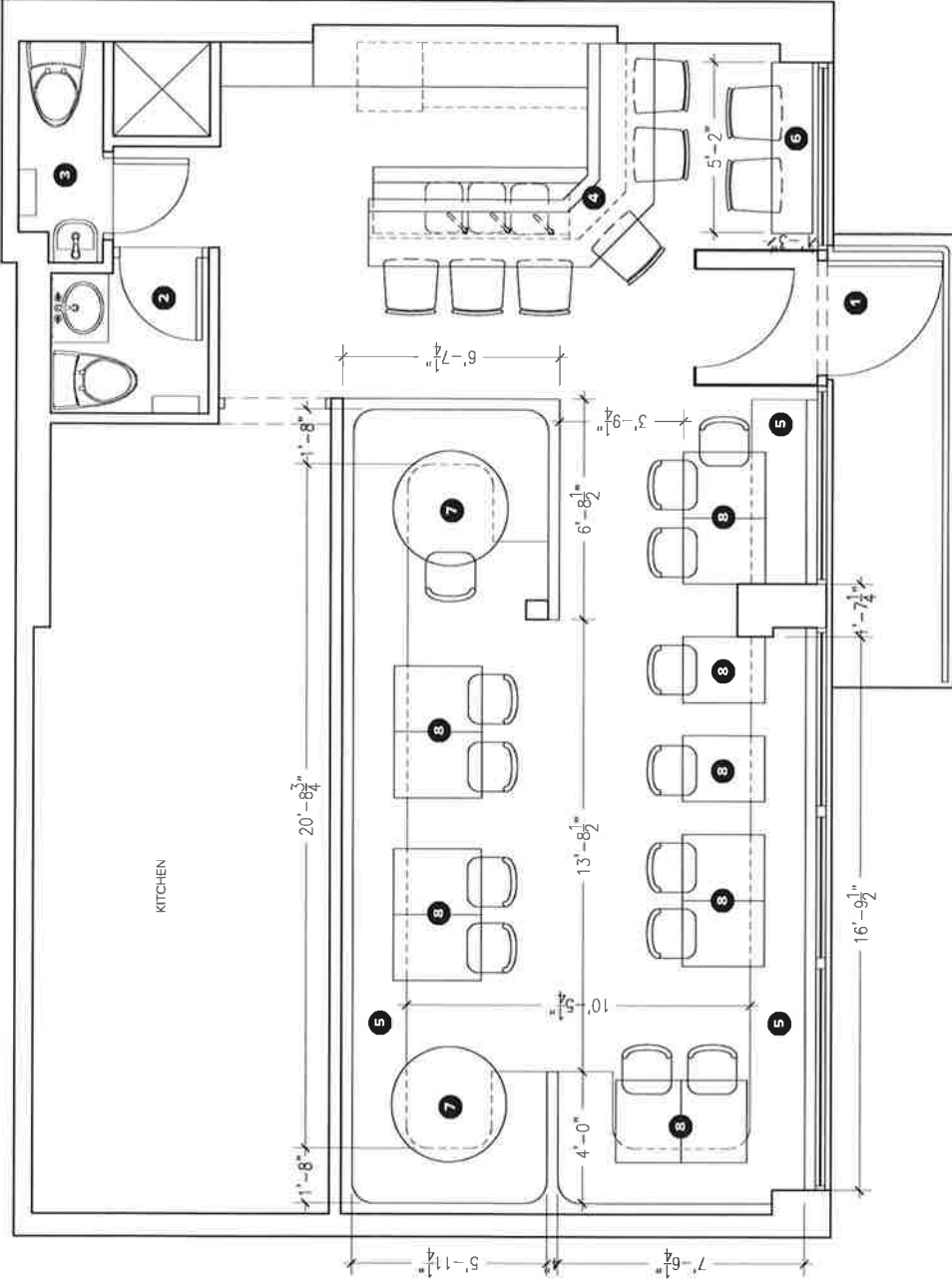


DRAWING NOTES

- 1 Entry
- 2 Women's Restroom
- 3 Men's Restroom
- 4 Bar
- 5 Banquette
- 6 Bar Table
- 7 42" x 36" Table
- 8 24" x 30" Table

SEATS: 38 at dining
8 at bar

4 SEATING OPTION 3
FLOOR PLAN

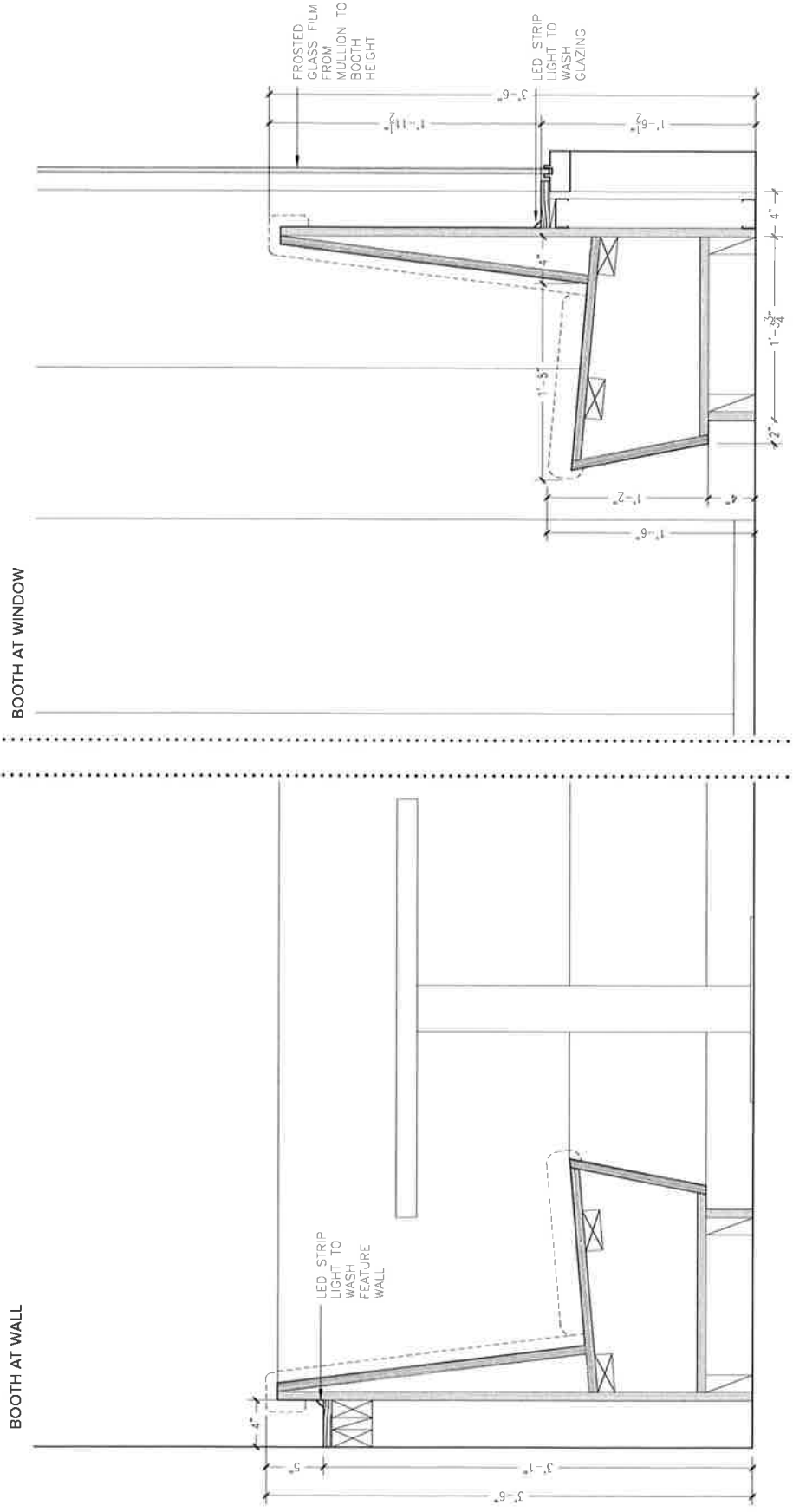


DRAWING NOTES

- 1 Entry
- 2 Women's Restroom
- 3 Men's Restroom
- 4 Bar
- 5 Banquette
- 6 Bar Table
- 7 48" Round Table
- 8 24" x 30" Table

SEATS: 37 at dining
8 at bar

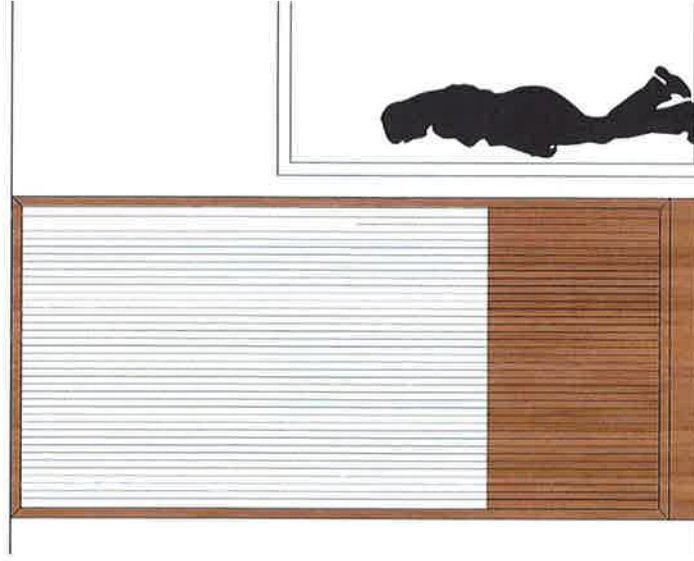
5 BOOTH DESIGN
DETAILS



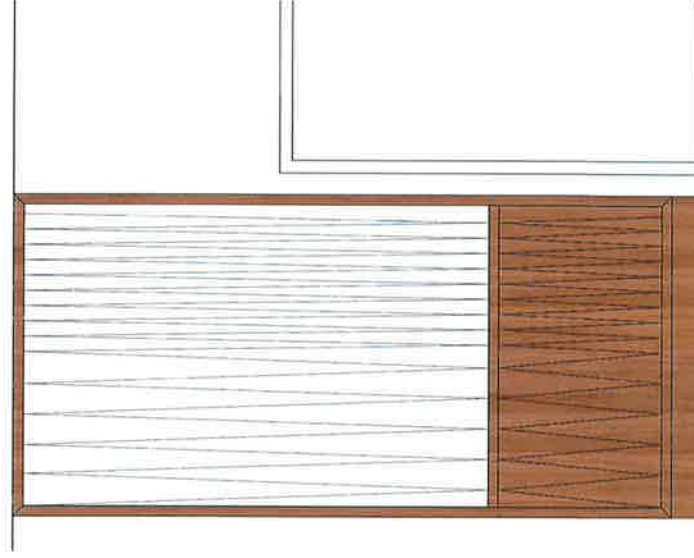
6 SCREEN DESIGN OPTIONS

STRING OPTIONS

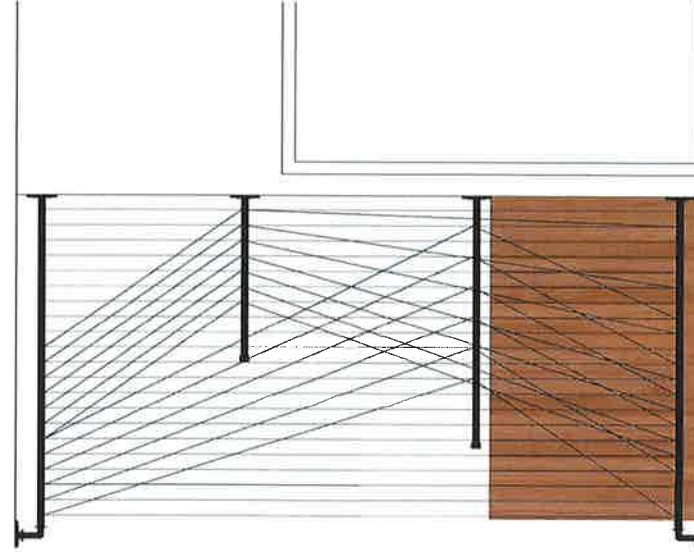
STRING SCREEN - WOOD FRAME STRUCTURE



STRING SCREEN - WOOD FRAME STRUCTURE

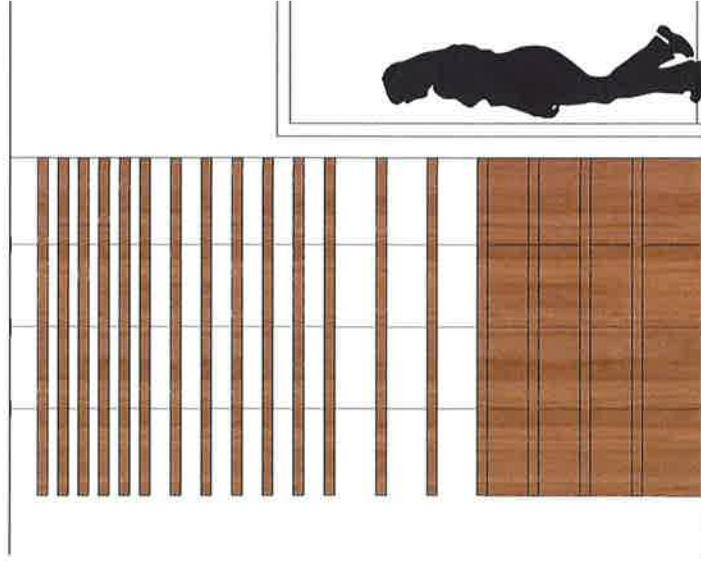


STRING SCREEN - HORIZONTAL PIPE STRUCTURE

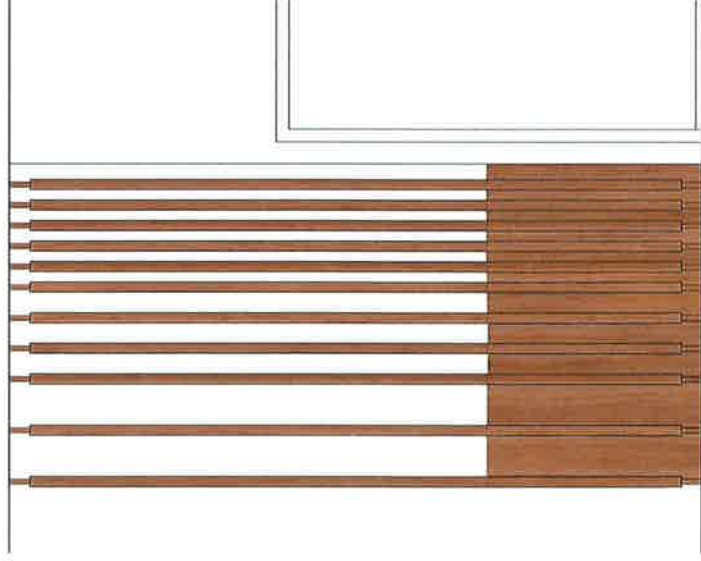


6 SCREEN DESIGN OPTIONS
WOOD OPTIONS

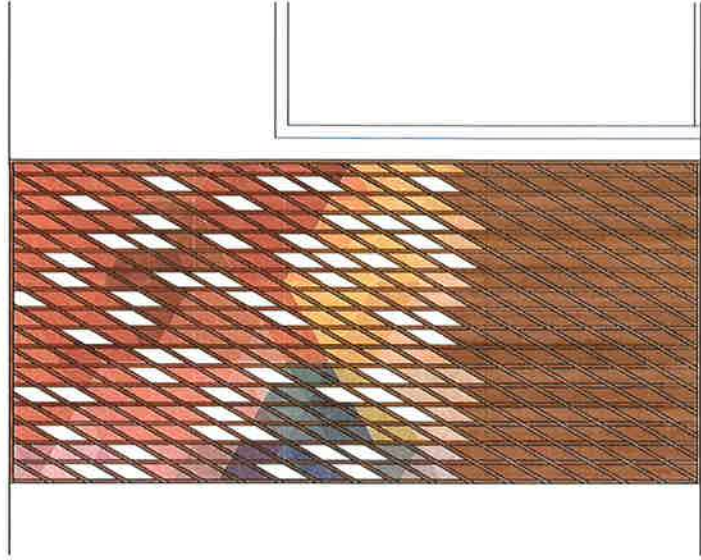
WOOD SCREEN - HORIZONTAL BANDING



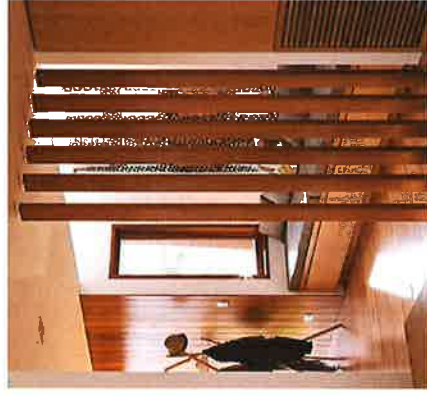
WOOD SCREEN - VERTICAL BANDING



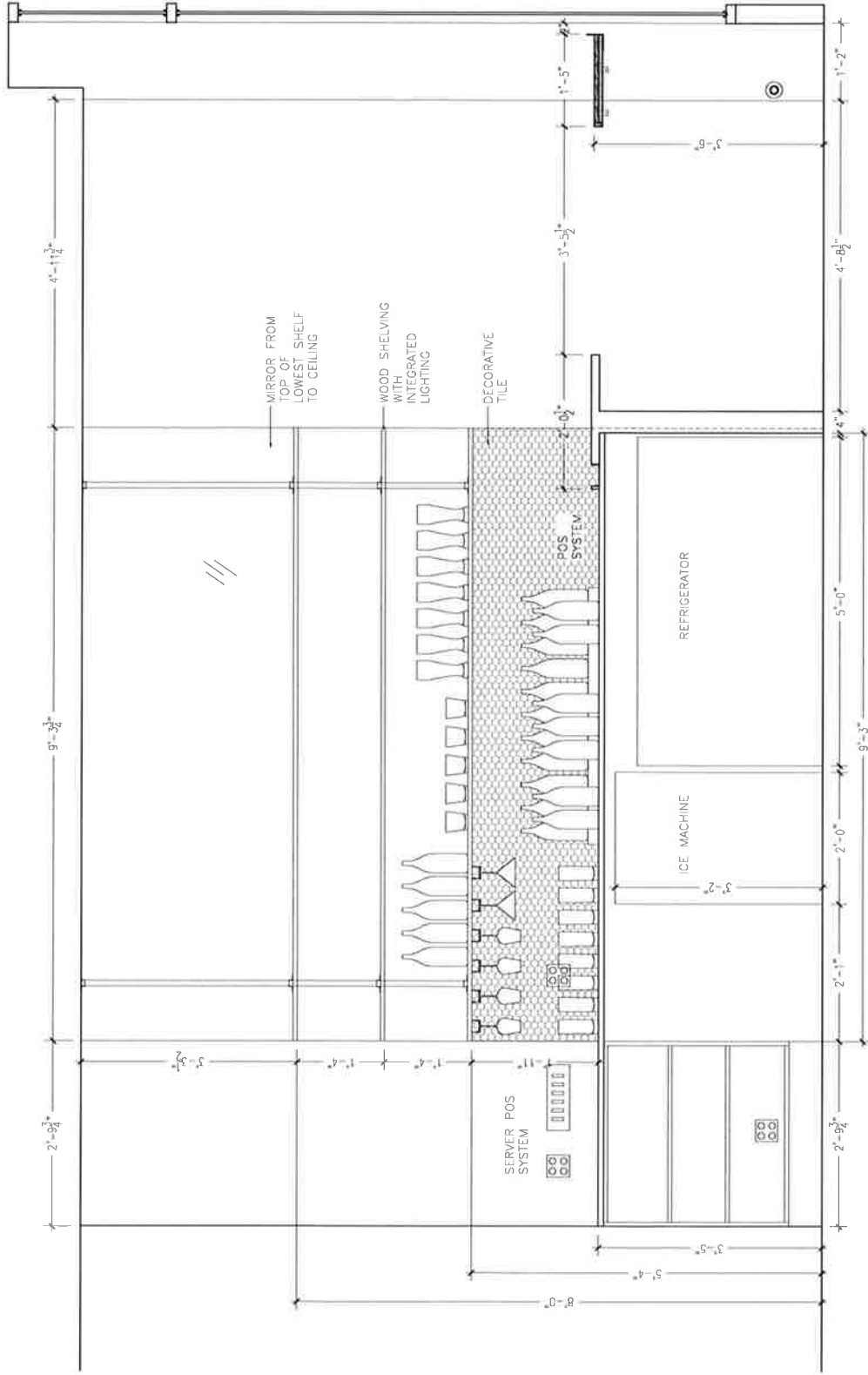
WOOD SCREEN - DIAGONAL LATTICE



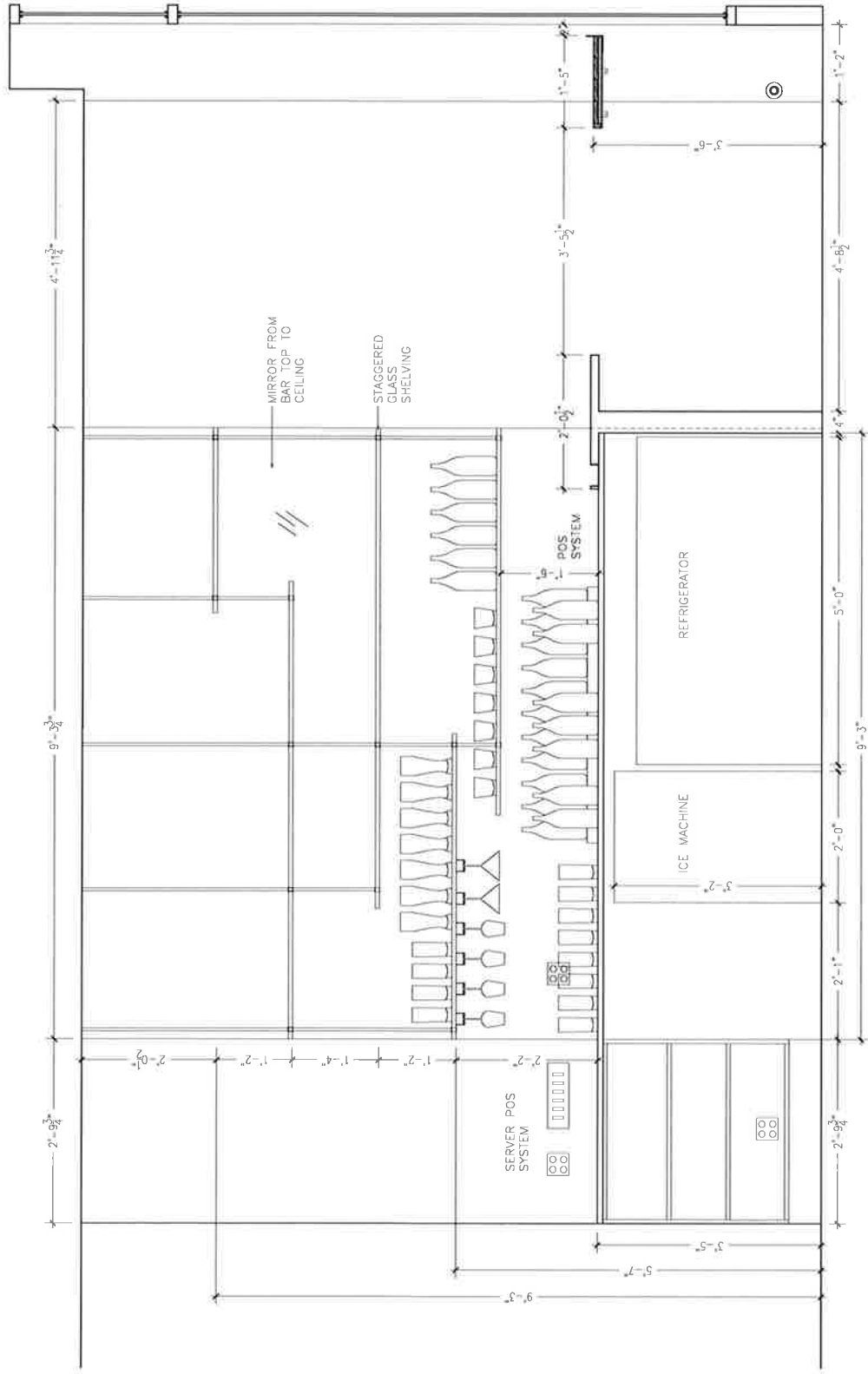
6 SCREEN DESIGN INSPIRATION
ROPE - STRING - WOOD



7 BACK BAR DESIGN
ELEVATION - OPTION 1



7 BACK BAR DESIGN
ELEVATION - OPTION 2



Restaurant/Bars

(Alfie's / Tacuba)

9th Avenue

53rd Street

Restaurant/Bars

(The Meatball Shop / Gustaly)

9th Avenue

****Proposed Premises****

Condominium

(The Dillon)

Security system

(DGA Security)

Dry cleaner

(Kim's Cleaners)

Recording studio

(Power Station at BerkleeNYC)

Parking lot

(792 10th Ave Garage)

10th Avenue

Sanitation service

(New York City Sanitation
Department)

53rd Street

Restaurant/Bars

(Merilu Pizza Al Metro / Ariana)

Apartment building

(Midwest Court Apartments By
Rockrose)

School

(Charter School/Adolph S Ochs
School)

Playground

(P.S. 111 Playground)

10th Avenue

Florist

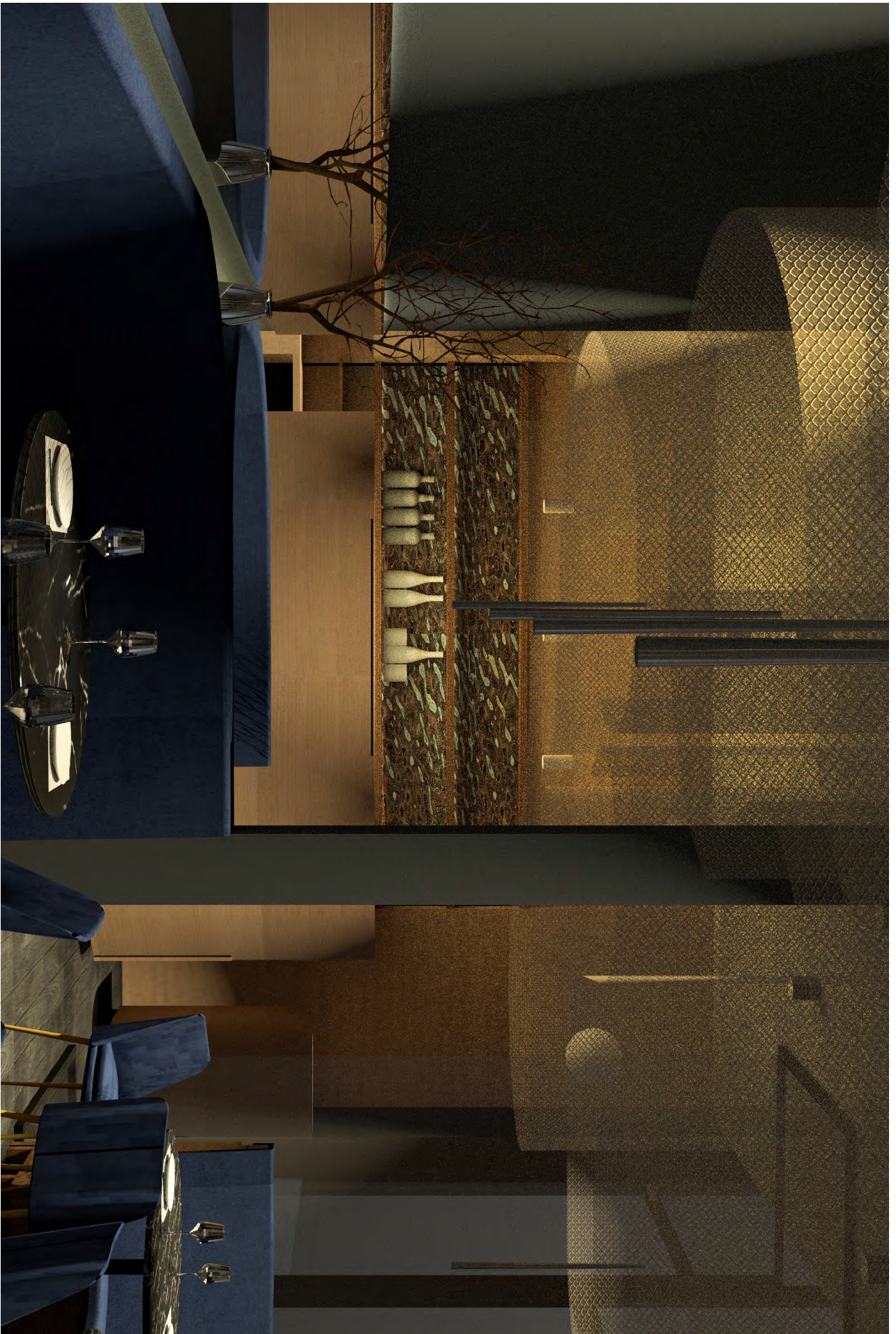
(Flower Studio by Blondie's)

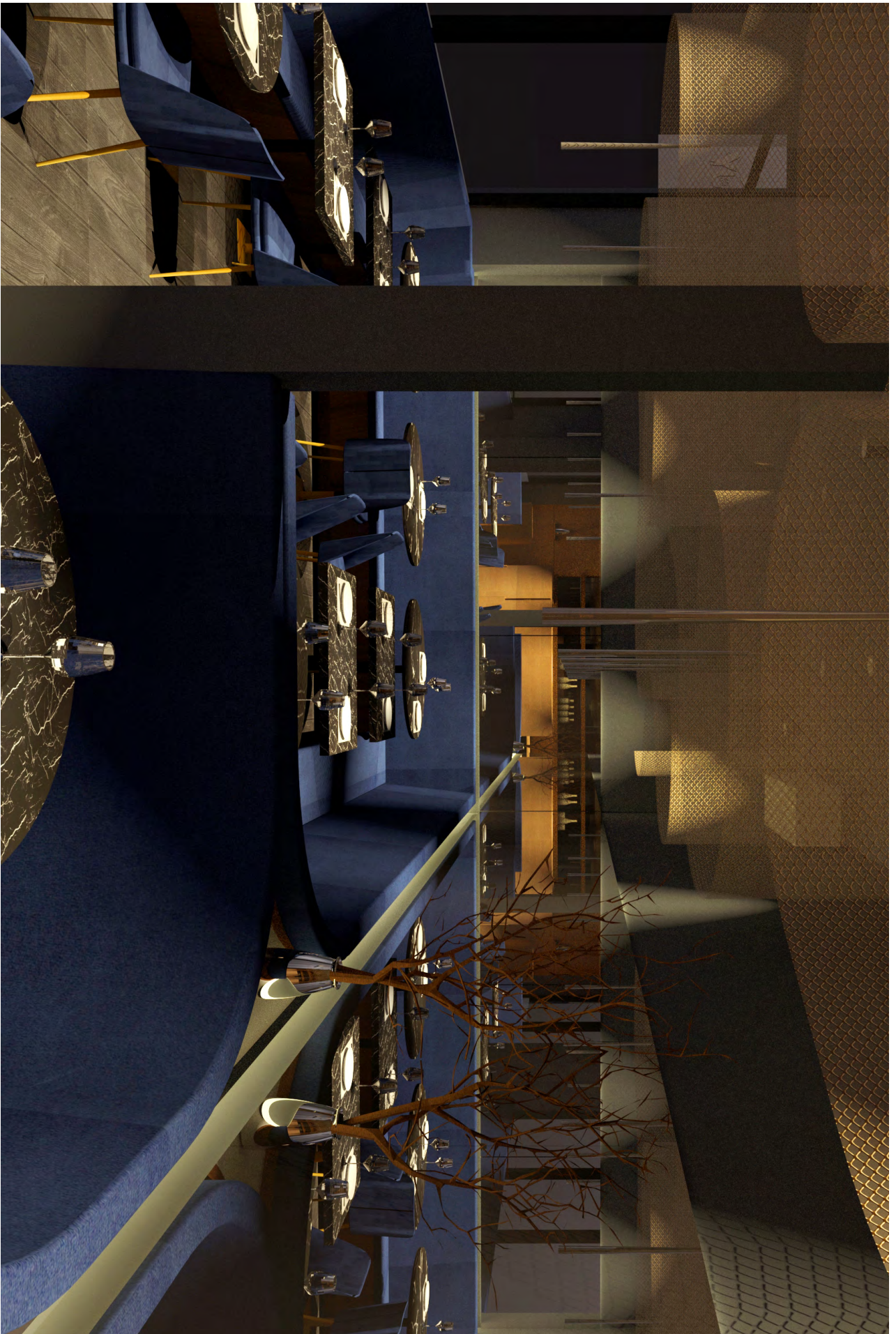
53rd Street

IKIBANA-ZEN RESTAURANT INTERIOR DESIGN REVIEW

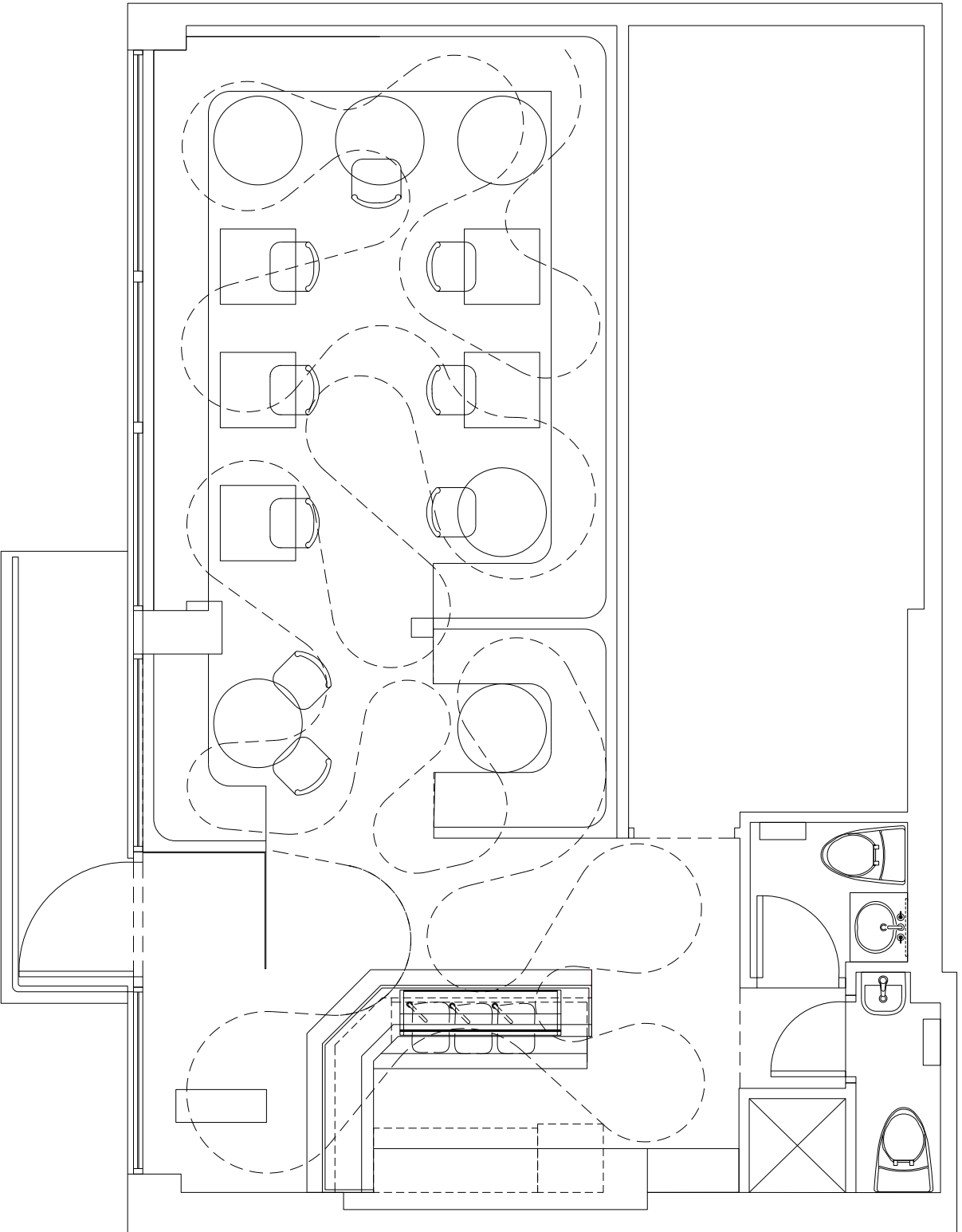
2020. 03. 08



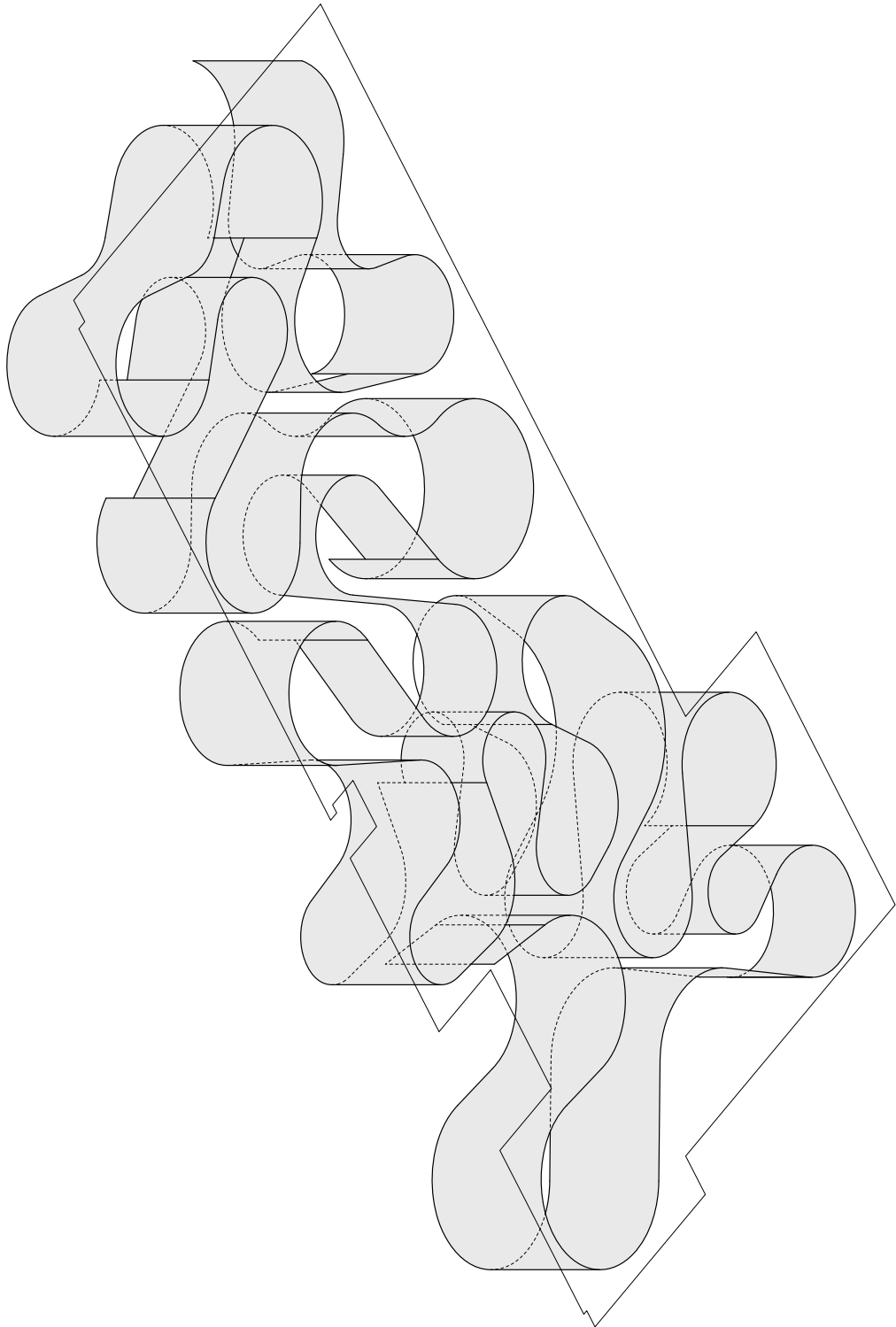




GROUND FLOOR PLAN



CEILING CASCADE COIL FEATURE DESIGN

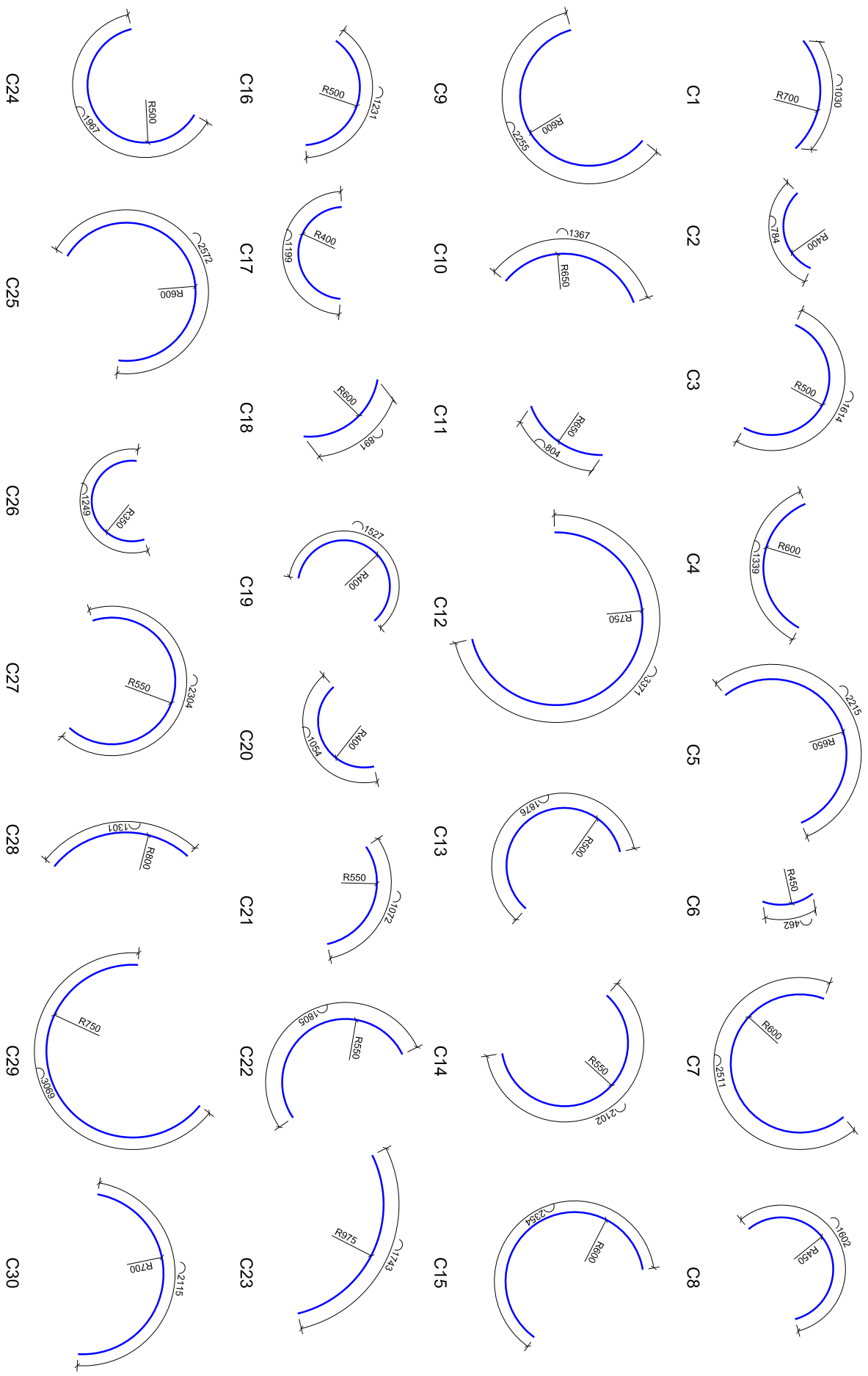


SAMPLE

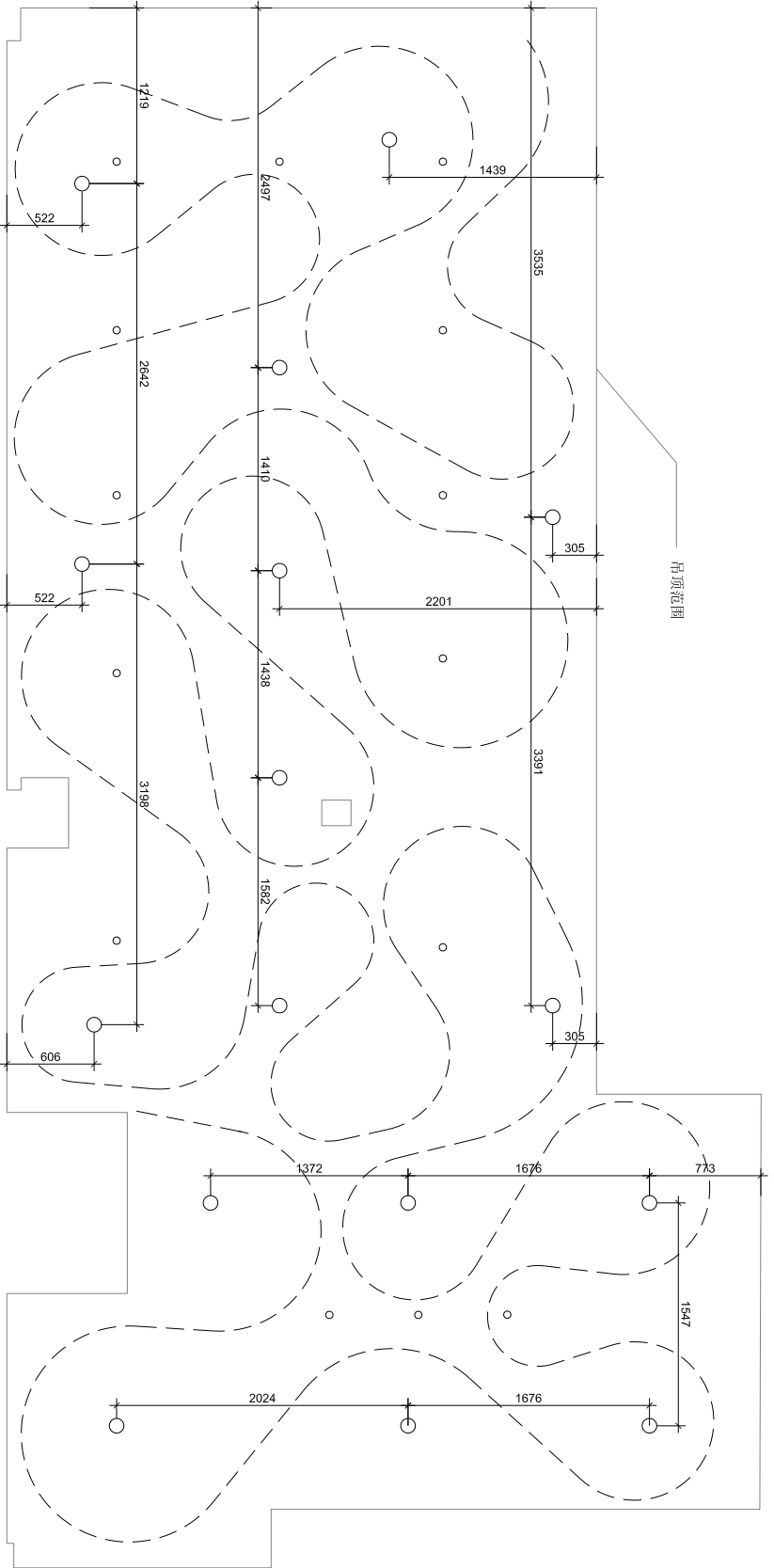
CEILING CASCADE COIL FEATURE DESIGN



CEILING CASCADE COIL FEATURE DESIGN



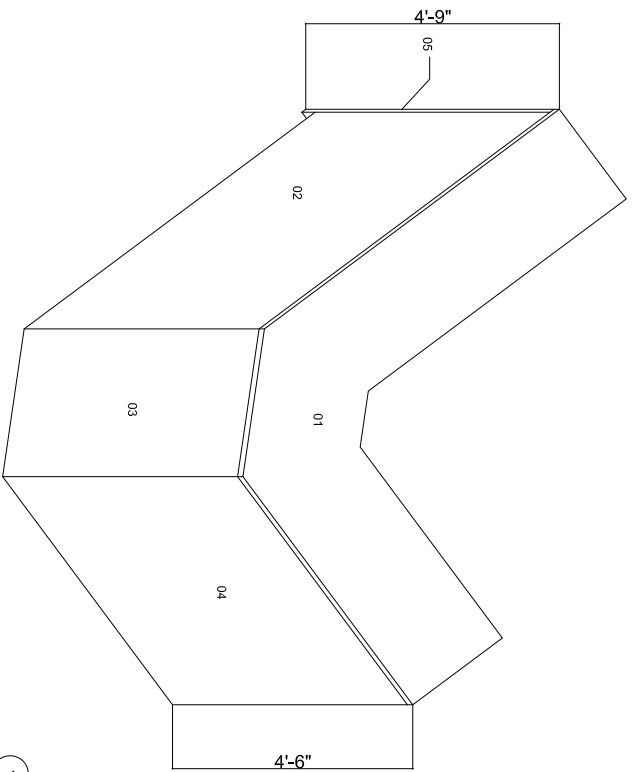
REFLECTED CEILING PLAN - DOWNLIGHT



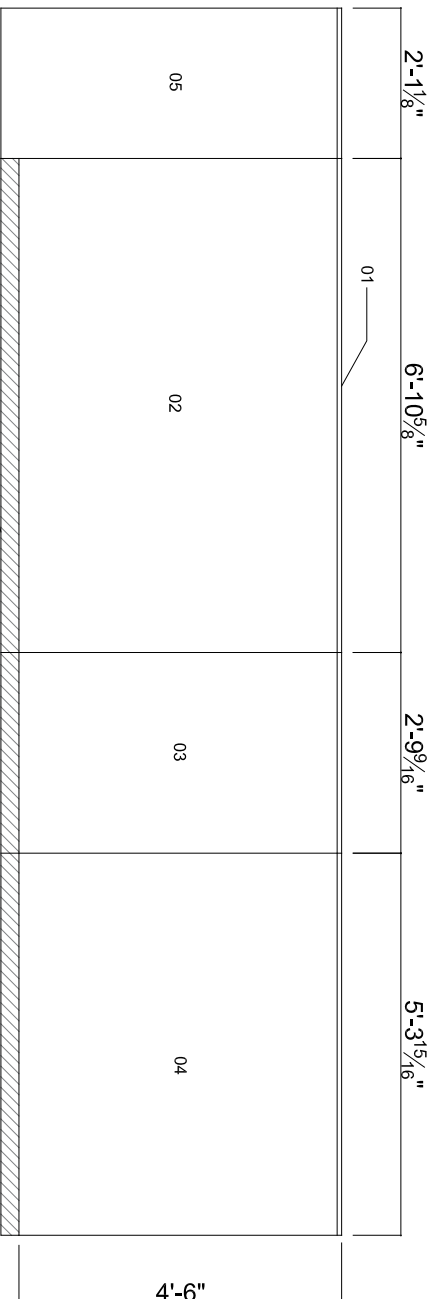
BAR RENOVATION DRAWING

NOTE:
 ALL DIMENSIONS ARE ONLY FOR REFERENCES. PLEASE COMPARE THE DRAWINGS WITH CURRENT SITE CONDITIONS IN ADVANCE.
 ALL EXTRA STRUCTURES AND MATERIALS SHOULD BE ADDED. CHANGE SHOULD LET DESIGNER TO BE AWARE OF.
 THERE ARE 11 PIECES OF WOOD SURFACES IN TOTAL, EACH ONE IS LABELED ON DRAWINGS.

注意：
 所有标注尺寸仅供参考，请谨慎核对图纸与现场实际情况的出入。
 所有额外增加的支持结构和其他材料厚度/型号必须提前与设计师知晓。
 共有11块木板需要制作，每个木板已经在图纸上做好编号。

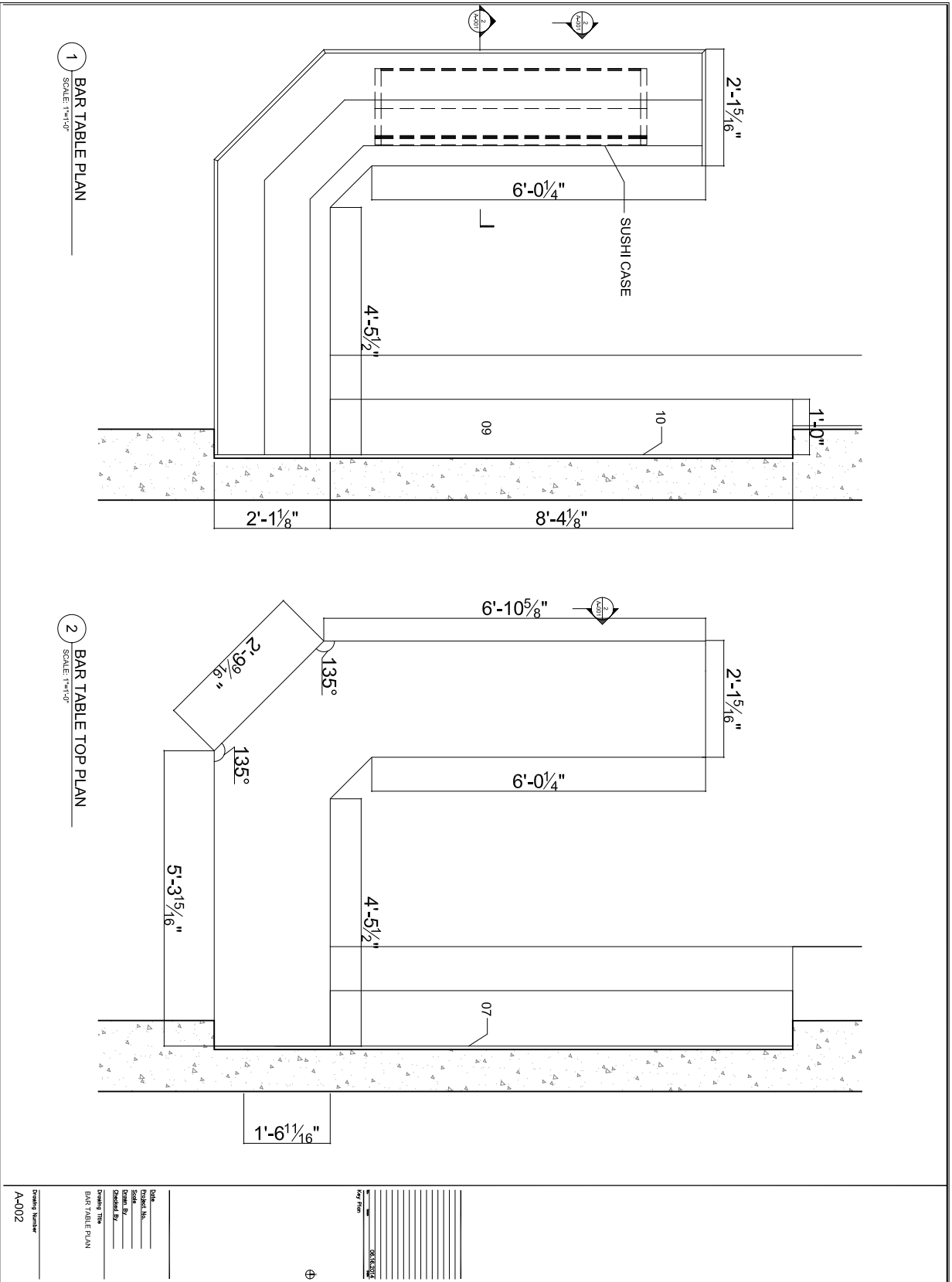


1 BAR TABLE CLADDING AXON
 SCALE: 1"=1'-0"



2 BAR TABLE UNFOLDED ELEVATION (吧台外包展开立面)
 SCALE: 1"=4'-0"

Project Name	
Client Name	
Design Date	
Design By	
Check By	
Project No.	
Drawing Title	BAR TABLE OVERVIEW
Drawing Number	A-001

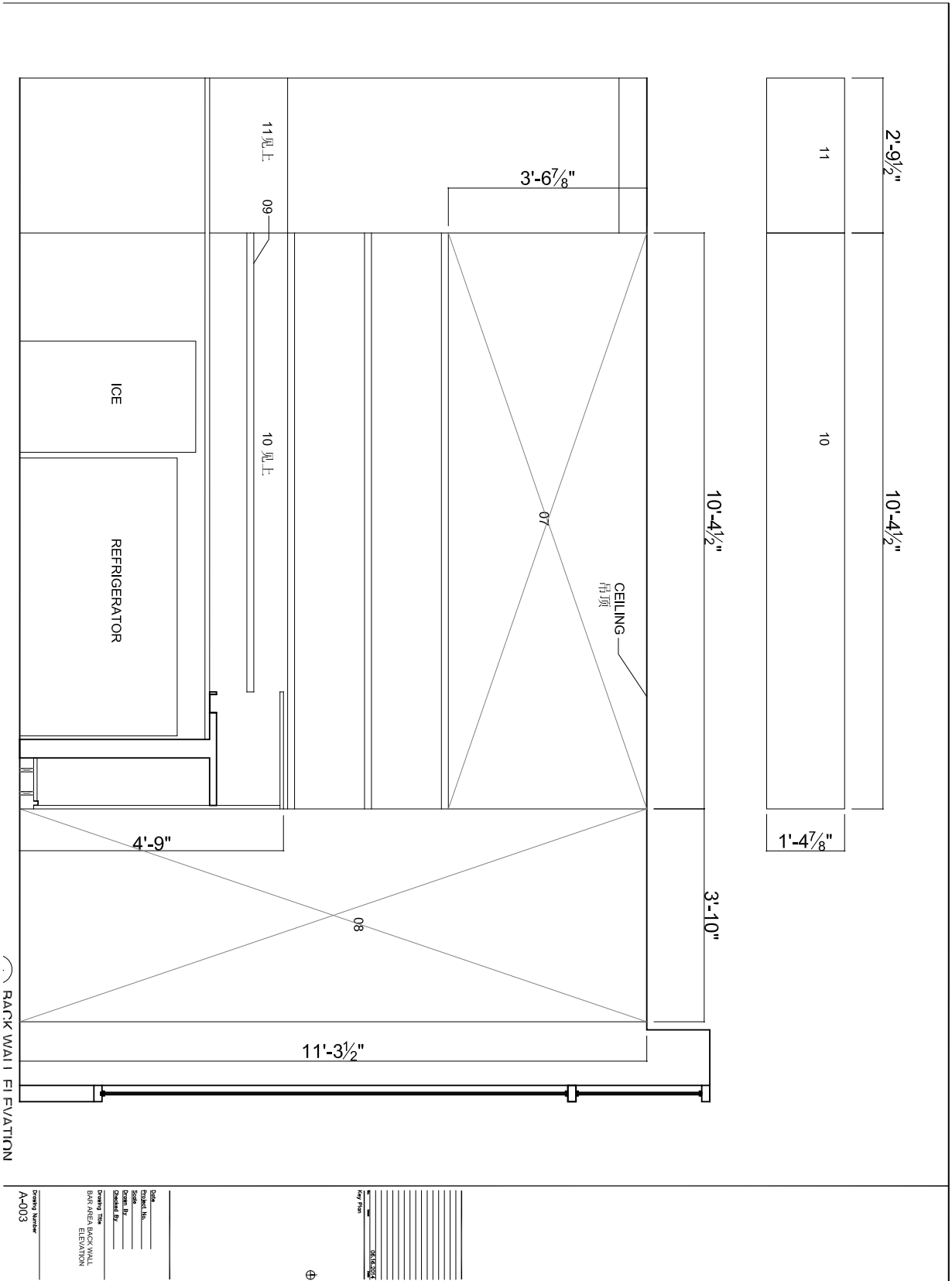


1 BAR TABLE PLAN
SCALE: 1/4"=1'-0"

2 BAR TABLE TOP PLAN
SCALE: 1/4"=1'-0"

Title: _____
 Project No.: _____
 Scale: _____
 Date: _____
 Drawing Title: BAR TABLE PLAN
 Drawing Number: A-002

BAR RENOVATION DRAWING



BARCK WAI | ELEVATION

Date: _____
 Project No.: _____
 Scale: _____
 Drawn by: _____
 Checked by: _____
 Creating Title: BARCK WAI | BAR AREA ELEVATION
 Drawing Number: A-003

