

# Manhattan Community Board 4

# Liquor License/Sidewalk Cafe Stipulations Application

(All Fields Must Be Completed)

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
KONBAN CHELSEA LLC		KONBAN NYC	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
311 W 17TH ST		BETWEEN 8TH AVE AND 9TH AVE	10011
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b> JAE HYUN PARK	<b>ATTORNEY/ REPRESENTAIVE</b>	<b>NAME:</b> ABC LICENSE - SAM PARK
	<b>PHONE:</b> (213) 604-0219		<b>PHONE:</b> (718) 939-1400
	<b>EMAIL:</b> PAKJH77@GMAIL.COM		<b>EMAIL:</b> ABCLICENSE@GMAIL.COM
<b>MANAGER</b>	<b>NAME:</b> N/A	<b>LANDLORD</b>	<b>NAME:</b> 311 W 17 LLC
	<b>PHONE:</b>		<b>PHONE:</b> (212) 691-6868
	<b>EMAIL:</b>		<b>EMAIL:</b>
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i> )			
<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	DOMODOMO LLC @ 138 W HOUSTON ST, NY JDBN LLC @ 142 W HOUSTON ST, NY	
	What were the dates applicant was involved with this former premise?	DOMODOMO LLC, 05/2015 - PRESENT JDBN LLC, 08/2016 - PRESENT	
<input type="radio"/> <b>Corp</b> <b>Change/Class</b> <b>Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input checked="" type="radio"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	11/09/2023
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.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	THIS IS A BEER/WINE APPL
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="radio"/> 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
	<b>Operation</b>	11am-1030pm	11am-1030pm	11am-1030pm	11am-1030pm	11am-12am	11am-12am	11am-1030pm
	<b>Kitchen</b>	11am-1030pm	11am-1030pm	11am-1030pm	11am-1030pm	11am-12am	11am-12am	11am-1030pm
	<b>Music</b>	11am-1030pm	11am-1030pm	11am-1030pm	11am-1030pm	11am-12am	11am-12am	11am-1030pm
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="radio"/> <b>BACKGROUND</b>	<input type="radio"/> <b>LIVE MUSIC</b>	<input type="radio"/> <b>DJ</b>	<input type="radio"/> <b>JUKE BOX</b>	<input type="radio"/> <b>KARAOKE</b>	

**OCCUPANCY**

	Capacity (Certificate of Occupancy)	Maximum # of Persons 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
<b>INSIDE</b>	100	64	19	52	0	1	0
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	NO OUTSIDE SPACE USED						
<b>DCA APPROVED UNENCLOSED SIDEWALK CAFÉ</b>	NO SIDEWALK CAFE						

How many floors are there? What is the capacity for each floor?	2 FLOORS: BASEMENT (100 MAX) CELLAR (STORAGE)	
How frequently will the owner(s) be at the establishment?	40 HRS A WEEK AND AS NEEDED	
Will there be dancing?	YES	<input checked="" type="radio"/> NO
Will applicant have bottle or table service for beverage alcohol?	<input checked="" type="radio"/> YES	NO
Will applicant be hosting private; promotional or corporate events?	YES	<input checked="" type="radio"/> NO
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="radio"/> NO
Will applicant have a security plan? If, yes please attach.	YES	<input checked="" type="radio"/> NO
Will security plan be implemented?	YES	<input checked="" type="radio"/> NO
Will State certified security personnel be used?	YES	<input checked="" type="radio"/> NO
Will New York Nightlife Association and NYPD Best Practices be followed?	<input checked="" type="radio"/> YES	NO
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	<input checked="" type="radio"/> YES	NO
Will applicant be using delivery bicycles? If yes, how many?	YES	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> NO
Where will delivery bicycles be stored during the day when not in use?	N/A	

**MULTIPLE SPACES/FLOORS CAPACITY BREAKDOWN**

Space/Floor	Description/Use of Space	Capacity	Hours	# of Tables	# of Seats	# of Service Only Bars	# of Stand-Up Bars/Seats at Bar	Music
CELLAR	STORAGE		11AM-1030PM Sunday - Thursday 11AM - 12 AM, Friday & Saturday	0	0	0	0	NONE
BASEMENT	RESTAURANT	100 MAX	11 AM - 1030PM, Sunday - Thursday 11AM- 12AM, Friday & Saturday	19	52	0	1 BAR 0 SEATS	BACKGROUND MUSIC ONLY

<b>LOCATION &amp; ZONING</b>			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" 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 checked="" type="radio"/> NO	
Are your plans filed with DOB?	YES	<input checked="" type="radio"/> NO	

<b>Community Notification/Relations</b>			
<b>NOTIFICATION:</b> 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?		3/3/2024	
Where did applicant post the notice that was provided?		ON STOREFRONT WALL, NEAREST LAMP POSTS	
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 JAE HYUN PARK (213) 604-0219
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	NO

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	NAOKI, 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	HANARE CHELSEA LLC DBA NAOKI
Do you plan any changes to the existing façade? If yes, please describe.	<input type="radio"/> 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?	<input type="radio"/> YES	<input checked="" 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 type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as 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?	<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	N/A (ONLY BACKGROUND MUSIC PLAYED)
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?	<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?	CENTRAL HVAC LOCATED ON ROOF		
When was the air conditioner installed?	IN 2017, BY PREVIOUS ESTABLISHMENT		

**OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ    OUTDOOR SPACE NOT USED**

Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<b>YES</b>	<b>NO</b>	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo or open dining in the parking lane? If yes, which one(s)?	<b>YES</b>	<b>NO</b>	
Are the floorplans for the outdoor space(s) included?	<b>YES</b>	<b>NO</b>	
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<b>YES</b>	<b>NO</b>	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<b>YES</b>	<b>NO</b>	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	<b>YES</b>	<b>NO</b>	
Will there be no amplified music, as per the law?	<b>YES</b>	<b>NO</b>	
If amplified sound is played inside the establishment, will windows and doors be closed?	<b>YES</b>	<b>NO</b>	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<b>YES</b>	<b>NO</b>	
Will applicant agree to train staff to encourage a peaceful environment?	<b>YES</b>	<b>NO</b>	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<b>YES</b>	<b>NO</b>	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<b>YES</b>	<b>NO</b>	
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	<b>YES</b>	<b>NO</b>	
If open dining, will you comply with all NYC DOT guidelines?	<b>YES</b>	<b>NO</b>	
If open dining, will the installation be year-round?	<b>YES</b>	<b>NO</b>	

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

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

- OUTDOOR COURTYARD FOR DECORATIVE PURPOSES ONLY AND WILL NOT BE USED BY STAFF OR PATRONS AT ANY TIME. DOORS TO COURTYEARD WILL BE KEPT CLOSED.

*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.*



*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  
**April 3, 2024** full board meeting, with 39 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**

 <b>Nelly Gonzalez</b> <i>CB4 Assistant District Manager</i>	 <b>Frank Holozubiec</b> <i>CB4 BLP Committee Co-Chair</i>	 <b>Burt Lazarin</b> <i>CB4 BLP Committee Co-Chair</i>
---	---	---

**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><b>SIGN HERE</b> →</p>	<p><b>JAE HYUN PARK</b>  <small>PRINT NAME OF APPLICANT</small></p>	<p><b>/s/ Jae Hyun Park</b>  <small>SIGNATURE OF APPLICANT</small></p>	<p><b>03/02/2024</b>  <small>DATE</small></p>
---------------------------	---	--	---



## Katsu

- Menchi katsu 2pcs** 13  
minced pork katsu, tonkatsu sauce, pickled cabbage
- Tenderloin** 14  
fried pork tenderloin, tonkatsu sauce, wasabi, truffle salt
- Pork loin** 16  
fried pork loin tonkatsu sauce, wasabi, truffle salt
- Karaage** 13  
lightly battered fried chicken, black pepper mayo
- \*Brunch add on** 10  
miso soup, pickled cabbage, cabbage salad with black sesame dressing, rice


## Otsumami \_appetizers

- Sabazushi (Mackerel sushi)** GF 17  
grated ginger, shiso, sushi rice
- Uni shari** GF 24  
nori powder, pickled daikon
- Scallop carpaccio** 22  
watermelon radish, grape, shiso
- Cucumber katuobushi** 10  
arare, bonito flakes, kombu powder
- Sashimi set** GF 35  
premium seasonal assorted fish
- Sushi set** GF 32  
premium seasonal assorted fish

## Yaki

- konban corn rib** 11  
corn cheese powder, shio kombu
- Sauté mixed beans with XO sauce** GF 12  
string bean, sugar snap peas with candied anchovy
- Bronzino with mushroom** 24  
maitake, brown shimeji, maple soy sauce
- eggplant agebitashi** 14  
parmesan cheese, pork ragu sauce,
- Butter scallop** 24  
kale, brown butter, maple soy

## Noodle We use fresh noodles made in-house.

- Niku udon** 20  
dashi, galbi, beef honeycomb, black garlic oil
- Mazemen**  16  
spicy pork(maze sauce), housemade almond butter
- Spinach udon** 13  
dashi, saute spinach, garlic

## Dessert

- konban corn ice cream** 12  
oven roasted corn, white chocolate
- Yuzu coconut shaved sorbet** 12  
pomelo, yuzu syrup, mint

Consuming raw or undercooked meat, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness

Please let your server know if you have any allergies



## Sake

## Junmai

	G	T	B
Tengumai Yamahai Junmai, Ishikawa <i>rich &amp; dry, harmonious balance of flavor</i>	12		54
Sawaya Shuhari Gohyakumangoku, Kinki <i>fruity, spritzzy and light, aroma of underripe Asian pear</i>	13		55
Banshu Ikkon, Kitanishiki Super Dry, Hyogo <i>aromas of green apple, creamy body with silken textures</i>	14		61
Nanbu Bijin Tokubetsu, Iwate <i>neat, clean, highly aromatic with fruit and grain notes</i>			65
Hakuto, Deep Faith Tokubetsu, Chubu <i>white pear, maple syrup, and browned butter, rich &amp; dry</i>			78

## Junmai Ginjo

Kikusui, Niigata <i>light &amp; dry, comforting freshness</i>			65
Kubota "Senju", Niigata <i>aromas of sweet pea and melon semi-dry &amp; light</i>	14		70
Suigei Kouiku 54, Kochi <i>hint of sourness with solid umami, semi-dry &amp; light</i>			70
Seikyo Omachi Ancient Strain, Chugoku <i>crisp, clean finish, fresh lime on the palate, light &amp; dry</i>			73
Heaven Sake Blue Label, Hyogo <i>essence of blossoming flowers and cocoa, light &amp; dry</i>	17		80
Watari Bune 55, Ibaraki <i>over-ripe musk melon on palate, light &amp; dry</i>			90
Joto Sake Kameizumi Namazake, Shikoku <i>luscious, fruity, and soft</i>			90
Hyaku Moku, Hyogo <i>ripe pear, followed by sweet plum and nectarine, light &amp; dry</i>			90
Banshu Ikkon Aiyama, Hyogo <i>flavors and terness of dark cherries</i>			90
Katsuyama "KEN", Miyagi <i>light fragrance and flavorful, semi-dry, aromatic &amp; light</i>	22		120

## Junmai Daiginjo

Kamonishiki Shuzo Nifudazake Tank 132, Chubu <i>apricot and honeydew melon, clean, complex</i>	16		85
Nanbu Bijin "Shinpaku", Iwate <i>melon and lychee, semi-sweet &amp; aromatic</i>	17		88
Matsuse Brewery, Matsu no Tsukasa Azolla 50, Shiga <i>soft aromas of red flowers, creamy texture with grassy notes</i>			108
Zaku, Miyabi No Tomo, Nakadori, Mie <i>crisp of apples, clean finish</i>	20		110
Heaven Sake Orange Label, Miyagi <i>balanced, silky, citrus</i>			135
Hakkaisan 'Yukimuro' 3 Year age, Niigata <i>smooth with a subtle and fine aroma, semi-dry &amp; light</i>			150
Matsuura Shuzo, Aiyama Shisho No Sato, Chubu <i>freshly cut apple, pear, and white peach</i>			168
Katsuyama "DEN", Miyagi <i>crisp and clean umami, semi-sweet, aromatic &amp; rich</i>			265
Katsuyama "Akatsuki", Miyagi <i>refreshing, semi-dry, very aromatic &amp; rich full bodied</i>			395
Hakkaisan 'Kongoshin', Niigata <i>exquisite taste, semi-sweet, aromatic &amp; aged</i>			429

## Nigori/others

	G	T	B
Kurosawa, Nagano <i>mix of sweet fruit and creamy umami, rich &amp; sweet</i>			55
Raifuku Shuzou, Umeshu, Ibaraki <i>aromas of apricot, medium bodied</i>	13		56
Kumo (500ml), Niigata <i>mild, silky, and smooth texture</i>			58
Niizawa Brewery, Hojun Yuzu Sake, Tohoku <i>less sweet and citrusy</i>	14		66
Atago no Matsu (270ml) - Hot sake, Miyagi <i>fresh red apple and wild strawberry, rich &amp; dry</i>		22	

## Champagne/Sparkling

	G	HB	B
La Spinetta, Bricco Quaglia (375ml) <i>Moscato, Piedmont, Italy, 2022</i>			42
Crémant d'Alsace Extra Brut <i>Pinot Auxerrois, Alsace, France</i>	15	37	57
Bortolotti, Valdobbiadene Prosecco Brut <i>Glera, Veneto, Italy</i>			57
Piu Piu, Pét Na <i>Riesling, Mosel, Germany</i>			62
Pierre Gimonnet & Fils Sélection Belles Années <i>Chardonnay, Champagne, France</i>			97
Geoffroy Expression Brut <i>Pinot noir, Champagne, France</i>			102
Girard Bonnet A Mi Chemin Grand Cru Extra Brut <i>Chardonnay, Champagne, France</i>			107
Vilmart & Cie Grande Reserve 1er Cru Brut <i>Pinot Noir, Champagne, France</i>			107

## White

	G	HB	B
Ferdinand Vista Albariño <i>Albariño, Lodi, USA, 2021</i>			56
Christophe Mittnacht Gyotaku Terre d'etoiles <i>Pinot Blanc, Alsace, France, 2022</i>	15	37	57
Florent Cosme Vouvray Grosse Pierre <i>Chenin Blanc, Loire, France, 2022</i>	15	37	57
Vincent Dampé Petit Chablis <i>Chardonnay, Chablis, France, 2022</i>			62
Rolet Pere et Fils Arbois <i>Chardonnay, Jura, France, 2015</i>			62
Donnhoff Oberhauser Kabinett <i>Riesling, Mosel, Germany, 2022</i>			62
Evening Land Seven Springs <i>Chardonnay, Oregon, USA, 2022</i>			72
Kistler Les Noisetiers (375ml) <i>Chardonnay, Sonoma, USA, 2021</i>			77
Alzinger Ried Loibenberg Federspiel <i>Grüner Veltliner, Wachau At, Austria, 2022</i>			77
Jean Marc Millot LES Deux Terres <i>Aligoté, Bourgogne, France, 2022</i>			92
Peter Michael L'Après-Midi <i>Sauvignon Blanc, Sonoma, USA, 2019</i>			117
Pierre Girardin Eclat de Calcaire <i>Chardonnay, Bourgogne, France, 2021</i>			127

## Orang/Rose

	G	HB	B
Von Winning Pinot Noir Rose <i>Pinot Noir, Pfalz, Germany, 2022</i>	15	37	57
Fio Mosel Glou Glou Orange <i>Pinot Blanc, Mosel, Germany, 2022</i>			62
Ben Haines Amber Orange <i>Semillon, Victoria, Australia, 2022</i>			65
Lioco Rose <i>Carignan, Mendocino, USA, 2022</i>			65
Carboniste Bulles d'Orange Extra Brut <i>Pinot Grigio, California, USA, 2022</i>			67

## Red

	G	HB	B
Chateau De Coulaire Chinon <i>Cabernet Franc, Loire, France, 2022</i>	15	37	57
Chateau de Landiras <i>Merlot, Graves, France, 2018</i>	15	37	57
Altar Uco Edad Moderna <i>Malbec, Mendoza, Argentina, 2021</i>			62
Equis Crozes Hermitage <i>Syrah, Rhone, France, 2022</i>			65
Hendry HRW <i>Cabernet Sauvignon, Napa, USA, 2021</i>	17	45	67
Ciacci Piccolomini Rosso di Montalcino <i>Sangiovese, Mosel, Italy, 2020</i>			72
Anza Diego Magana <i>Tempranillo, Rioja, Spain, 2021</i>			72
Turley Del Barba <i>Zinfandel, Contra Costa, USA, 2021</i>			77
Paolo Scavino Barbera d'Alba <i>Barbera, Piedmont, Italy, 2020</i>			77
Pax Rancho Coda <i>Gamay, Sonoma, USA, 2021</i>			77
Crystallum Peter Max Western Cape <i>Pinot Noir, Western Cape, South Africa, 2020</i>			87
Domaine Arlaud Rouge Roncevie <i>Pinot Noir, Burgundy, France, 2021</i>			93
Soter Vineyard Estates <i>Pinot Noir, Oregon, USA, 2021</i>			98
Pierre Girardin Le Vaucrain <i>Pinot Noir, Burgundy, France, 2021</i>			127
Cavallotto Barolo Bricco Boschis <i>Nebbiolo, Piedmont, Italy, 2018</i>			145
Corison winery <i>Cabernet Sauvignon, Napa, USA, 2019</i>			197

## Cocktail

Sayonara <i>Premium Soju, Blood Orange, Elderflower, Lemon</i>			16
The Soul <i>Premium Soju, Green tea, Ginger, Mint, lime</i>			16
Yukanori <i>Premium Soju, Natural red wine, Grapefruit, Pomegranate</i>			16
Konbanwa <i>Premium soju, Espresso, Irish cream</i>			16

## Draft Beer

Asahi			8
Sapporo			8
Orion			8

## Bottled Beer

Koshihikari Echigo <i>Premium lager beer, Crisp and refreshing with smooth finish</i>			10
--	--	--	----

## Non Alcoholic Drinks

Apricotade			12
Yuzuade			12
Ice Green Tea			3
Bottled Still Water			6
Bottled Sparkling Water			6
Coke / Diet coke / Ginger Ale / Sprite			3

## Tea by Kettle (for two)

Genmaimatcha, Toasted Grain / Nutty / Sweet finish			7
Yame cha, Grape skin / Malt / Coppery liquor			7
Soba cha, Roasted grain / Caramelized sugar / Comforting			7

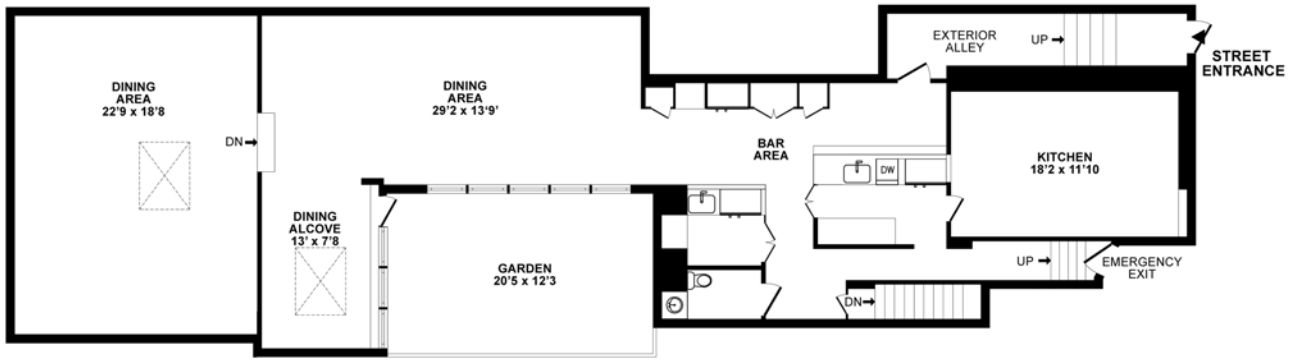
WARNING:

Drinking distilled spirits, beer, coolers, wine and other alcoholic beverages may increase cancer risk, and, during pregnancy, can cause birth defects.

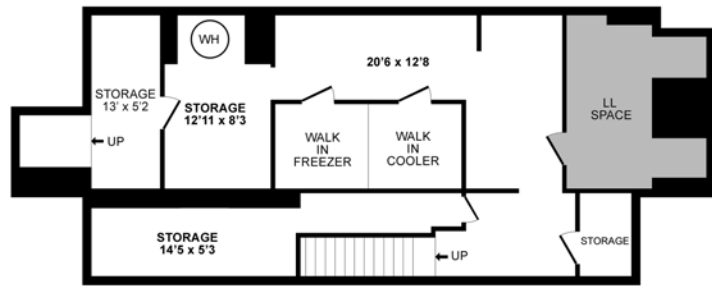


魂  
飯 table with soul

@konban\_nyc



MAIN LEVEL



LOWER LEVEL

# 311 WEST 17<sup>TH</sup> STREET, RESTAURANT

FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY-NOT TO SCALE

DEPARTMENT OF BUILDINGS  
**CERTIFICATE OF OCCUPANCY**

AMENDED

BOROUGH MANHATTAN

DATE: SEP 25 1980 NO. 80635

Amends  
 This certificate amends Certificate No. 34709

ZONING DISTRICT R-8

THIS CERTIFICATE that the ~~xxxx~~ altered ~~xxxxxxx~~ building premises located at  
 311 West 17th Street Block 741 Lot 29

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

Cellar	O.G.	-	-	-	-	-	Boiler room and storage.
Basement	120	88 patrons	-	6	-	-	Eating & drinking Place.
		12 employees					
1st to 3rd floors	40	- 1 each	-	2	-	-	Class "A" apartment.
<p>TOTAL: Amended Certificate of Occupancy                      Eating &amp; Drinking Place and Three (3)                      Class "A" Apartments                      Old-Code                      This certificate amends Certificate of                      Occupancy #34709.                      Change in use confined to Basement floor.</p> <p>Note: Easement recorded in Hall of Records March                      16, 1979 Serial 16038.</p>							

OPEN SPACE USES court

(SPECIFY PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
 A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND  
 SPECIFICATIONS NOTED ON THE REVERSE SIDE

*Sergei Chukhona II*

*Simon F. ...*

ORIGINAL  OFFICE COPY DEPARTMENT OF BUILDINGS  COPY

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

### Proximity Report For:

Location	<b>311 W 17th St, New York, New York, 10011</b>
Geocode	<b>Latitude: 40.74197 Longitude: -74.00159</b>
Report Generated On	<b>12/21/2023</b>

### 8 Closest Liquor Stores

Name	Address	Distance
HOME OF CHEERS CORP License ID: 0100-23-123566 Legacy Serial No.: 1272694	188 90 8TH AVE NEW YORK, New York 10011	710 ft
CHELSEA WINERY LTD License ID: 0100-22-115739 Legacy Serial No.: 1344846	60 9TH AVE NEW YORK, New York 10011	930 ft
SKM HOLDINGS LLC License ID: 0100-22-116987 Legacy Serial No.: 1280102	185 GREENWICH ST STORE#LL2370 UPPR LEVEL WALL ST NEW YORK, New York 10007	1,048 ft
MAHADEV INC License ID: 0100-21-113685 Legacy Serial No.: 1265163	242 W 14TH ST NEW YORK, New York 10011	1,070 ft
CHELSEA WINE COUNTRY INC License ID: 0100-22-116784 Legacy Serial No.: 1196366	86 7TH AVENUE 15TH ST. & 16TH STS. NEW YORK, New York 10011	1,136 ft
MFR RETAILING LLC License ID: 0100-22-116120 Legacy Serial No.: 1300071	249 W 13TH ST NEW YORK, New York 10011	1,163 ft
MIDTOWN SPIRITS INC License ID: 0100-21-113776 Legacy Serial No.: 1329094	191 9TH AVE NEW YORK, New York 10011	1,326 ft
CHELSEA WINE CELLAR INC License ID: 0100-22-118138 Legacy Serial No.: 1023564	200 W 21ST STREET NEW YORK, New York 10011	1,390 ft

### Schools within 500 feet

Name	Address	Distance
NYC LAB MS FOR COLLABORATIVE STUDIES	333 W 17TH ST NEW YORK, NY 10011	219 ft
NYC MUSEUM SCHOOL	333 W 17TH ST NEW YORK, NY 10011	219 ft
NYC LAB HIGH SCHOOL FOR COLLABORATIVE STUDIES	333 W 17TH ST NEW YORK, NY 10011	219 ft
LIBERTY HIGH SCHOOL ACADEMY FOR NEWCOMERS	250 W 18TH ST NEW YORK, NY 10011	398 ft
QUEST TO LEARN	351 W 18TH ST NEW YORK, NY 10011	442 ft

Schools within 500 feet		
Name	Address	Distance
HUDSON HIGH SCHOOL OF LEARNING TECHNOLOGIES	351 W 18TH ST NEW YORK, NY 10011	442 ft
LANDMARK HIGH SCHOOL	351 W 18TH ST NEW YORK, NY 10011	442 ft
HUMANITIES PREPARATORY ACADEMY	351 W 18TH ST NEW YORK, NY 10011	442 ft
MANHATTAN BUSINESS ACADEMY	351 W 18TH ST NEW YORK, NY 10011	442 ft
JAMES BALDWIN SCHOOL-A SCHOOL FOR EXPEDITIONARY LRNING	351 W 18TH ST NEW YORK, NY 10011	442 ft

Churches within 500 feet	
Name	Distance
Congregation Beth Elohim	354 ft
Cme Chicago Mercantile	425 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Andreas CH LLC Application ID: NA-0340-23-146123	160 8th Ave New York, New York 10011.0	274 ft
FOUR PROVINCES LLC Application ID: NA-0340-23-110306	184 8TH AVE NEW YORK, New York 10011.0	591 ft
VALDEYAN CORP Application ID: NA-0340-23-150185	228 W 18th St New York, New York 10011.0	646 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
MAD FOR CHICKEN CHELSEA LLC License ID: 0340-22-110939 Legacy Serial No.: 1339161	153 8TH AVE NEW YORK, New York 10011	153 ft
CHIPOTLE MEXICAN GRILL OF COLORADO LLC License ID: 0340-21-119529 Legacy Serial No.: 1221368	149 8TH AVE NEW YORK, New York 10011	157 ft
8BELLES LLC License ID: 0340-23-130306 Legacy Serial No.: 1332890	151 8TH AVE NEW YORK, New York 10011	161 ft
SILOM THAI INC License ID: 0340-22-104458 Legacy Serial No.: 1291524	150 8TH AVE NEW YORK, New York 10011	195 ft
RANGOON RESTAURANT CONCEPTS LLC License ID: 0340-22-111119 Legacy Serial No.: 1339352	158 8TH AVE UNIT1 NEW YORK, New York 10011	262 ft
161 8TH AVE RESTAURANT LLC License ID: 0340-23-137602 Legacy Serial No.: 1299917	161 8TH AVE NEW YORK, New York 10011	274 ft
TEAM MWB LLC License ID: 0340-23-131850 Legacy Serial No.: 1161532	167 8TH AVENUE NEW YORK, New York 10001	346 ft



Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
169 EIGHTH RESTAURANT CORP License ID: 0340-22-103045 Legacy Serial No.: 1279926	169 8TH AVE NEW YORK, New York 10011	346 ft
GAUTENG LLC License ID: 0340-22-109044 Legacy Serial No.: 1309686	116 8TH AVE A/K/A 260 W 16TH ST NEW YORK, New York 10011	389 ft
RESTAURANT ASSOCIATES LLC License ID: 0346-22-115884 Legacy Serial No.: 1293672	111 8TH AVE FLR 4 & 5 NEW YORK, New York 10011	426 ft
RESTAURANT ASSOCIATES LLC License ID: 0346-22-115927 Legacy Serial No.: 1293671	111 8TH AVE FLR 14 & 15 NEW YORK, New York 10011	426 ft
RESTAURANT ASSOCIATES LLC License ID: 0346-22-116031 Legacy Serial No.: 1293662	111 8TH AVE FLR 11 NEW YORK, New York 10011	426 ft
RESTAURANT ASSOCIATES LLC License ID: 0346-22-115926 Legacy Serial No.: 1293664	111 8TH AVE FLR 8 NEW YORK, New York 10011	426 ft
PHILIPPE MP LLC License ID: 0340-22-108840 Legacy Serial No.: 1312696	355 W 16TH ST NEW YORK, New York 10011	427 ft
THANA CORP License ID: 0340-23-134227 Legacy Serial No.: 1254501	114 8TH AVE NEW YORK, New York 10011	433 ft
174 EIGHTH REST CORP License ID: 0340-23-136825 Legacy Serial No.: 1310305	174 8TH AVE NEW YORK, New York 10011	449 ft
MVLH HOSPITALITY GROUP LLC License ID: 0340-22-114050 Legacy Serial No.: 1318652	176 8TH AVE NEW YORK, New York 10011	468 ft
ELGIN THEATRE FOUNDATION INC License ID: 0340-22-108939 Legacy Serial No.: 1024878	175 8TH AVE NEW YORK, New York 10011	468 ft
TUTTO BENE RESTAURANT INC License ID: 0340-23-127668 Legacy Serial No.: 1024982	108 8TH AVENUE NEW YORK, New York 10011	500 ft
BD STANHOPE LLC License ID: 0340-23-127091 Legacy Serial No.: 1138858	369 W 16TH ST NEW YORK, New York 10011	522 ft
PEANUT FACTORY LLC License ID: 0340-21-117723 Legacy Serial No.: 1319288	104 8TH AVE NEW YORK, New York 10011	524 ft
GREY DOG CHELSEA INC License ID: 0340-23-130574 Legacy Serial No.: 1335306	242 244 W 16TH ST NEW YORK, New York 10011	542 ft
NEW HK 2 LLC License ID: 0340-21-120783 Legacy Serial No.: 1319713	182 8TH AVE NEW YORK, New York 10011	568 ft
CKBA LLC License ID: 0340-22-107668 Legacy Serial No.: 1326556	263 W 19TH ST NEW YORK, New York 10011	579 ft
EIGHTH AVENUE KITCHEN LLC License ID: 0340-22-107615 Legacy Serial No.: 1323689	184 8TH AVE NEW YORK, New York 10011	590 ft
AMIGOS HOSPITALITY LLC License ID: 0340-23-138835 Legacy Serial No.: 1353368	357 W 16TH ST NEW YORK, New York 10011	600 ft

### Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
STRATEGIC DREAM REST LLC, STRATEGIC ROOFTOP LLC; License ID: 0343-23-163213 Legacy Serial No.: 6005587	355 W 16TH ST NEW YORK, New York 10011	623 ft
GADFLY LOUNGE LLC License ID: 0340-22-108320 Legacy Serial No.: 1337152	258 W 15TH ST NEW YORK, New York 10011	660 ft
88 NINTH AVENUE HOSPITALITY LLC License ID: 0340-23-131283 Legacy Serial No.: 1317515	88 9TH AVE AKA 363 W 16TH ST NEW YORK, New York 10011	700 ft
MEJO LLC License ID: 0340-22-114100 Legacy Serial No.: 1264824	259 W 19TH ST NEW YORK, New York 10011	704 ft
CAFE RETAMAR INC License ID: 0340-23-131612 Legacy Serial No.: 1028367	245 W 16TH STREET NEW YORK, New York 10011	713 ft
EISEN & SON INC License ID: 0340-23-131900 Legacy Serial No.: 1160605	196 8TH AVE AKA 258 W 20TH ST 19TH & 20TH STREETS NEW YORK, New York 10011	713 ft
SWEET HOSPITALITY GROUP License ID: 0340-23-138436 Legacy Serial No.: 1271967	336 W 20TH ST ATLANTIC THEATER NEW YORK, New York 10011	716 ft
HUDSON RIVER INN LLC&88 NINTH AVENUE License ID: 0343-22-130992 Legacy Serial No.: 1130445	88 9TH AVENUE NEW YORK, New York 10011	737 ft



Hudson High School of Learning Technologies

W 18th St

W 20th St

W 17th St

9th Ave

W 19th St

W 20th St

Large School (The)

W 18th St

NYPD 10th Precinct

New York City Lab Middle School For Collaborative Studies

W 19th St

W 17th St

8th Ave

9th Ave

Dr. Gertrude B. Kelly Playground

Liberty High School Academy For Newcomers

W 18th St

Blavatnik Family - Chelsea Medical Center At Mount Sinai

W 16th St

8th Ave

W 17th St

W 15th St

W 16th St

West 17th Street Family Health Center

Corliss School

W 15th St

W 17th St

W 16th St



JESSICA CHART  
Chair  
JESSE BOONE  
District Manager

CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD No. 4  
424 W 33<sup>rd</sup> Street, Suite 580 New York, NY 10001  
Tel: 212-736-4536  
<http://www.manchattan.cityofnewyork.us/mb4/>

### PUBLIC NOTICE

Business Licenses and Permits Committee  
will discuss an application submitted by

**Konban Chelsea LLC.**  
**311 W 17th Street**

A New Wine, Beer & Cider for a Restaurant  
Establishment with Recorded Music

DATE:	Tuesday, March 12, 2024
TIME:	6:30 PM
PLACE:	<b>Hybrid Meeting:</b>  <b>Video/Phone Conference Registration:</b> <a href="https://tinyurl.com/mcb4-blp-committee">https://tinyurl.com/mcb4-blp-committee</a>  <b>In-Person:</b> <b>MCB4 Office</b> <b>424 W 33<sup>rd</sup> Street, Suite 580</b>  <b>Due to limited space and to follow health and safety precautions, we encourage you to participate remotely via Zoom. If you would like to attend in person, please email Assistant District Manager Nelly Gonzalez at <a href="mailto:negonzalez@cb.nyc.gov">negonzalez@cb.nyc.gov</a> by 10am, Monday, March 11th.</b>



We invite you to attend this meeting and learn more about this application. Alternatively, you should email your comments by 12 p.m. Monday, March 11th or for more information, to Assistant District Manager Nelly Gonzalez [negonzalez@cb.nyc.gov](mailto:negonzalez@cb.nyc.gov).

Posted according to the Administrative Code of the City of New York section 10-119. Please do not remove until after the above meeting date.



konban  
● ● ●  
QR CODE

Yellow notice with illegible text

Small black plaque with illegible text



konban  
•••  
THE  
KONBAN

GREEN

W 17 St  
8 Av



W 17 St







CITY OF NEW YORK  
 MANHATTAN COMMUNITY BOARD No. 4  
 424 W 33rd Street, Suite 580 New York, NY 10001  
 Tel: 212.334-4529  
<https://www.mcb4-nyc.gov/about-us>

**PUBLIC NOTICE**  
 Business Licenses and Permits Committee  
 will discuss an application submitted by  
**Konban Chelsea LLC.**  
**311 W 17th Street**  
 A New Wine, Beer & Cider for a Restaurant  
 Establishment with Recorded Music

Tuesday, March 12, 2024

DATE: 6:30 PM  
 TIME: Hybrid Meeting  
 PLACE: Video/Phone Conference Registration:  
<https://tinyurl.com/mcb4-blp-committee>

In-Person:  
 MCB4 Office  
 424 W 33rd Street, Suite 580

Due to limited space and to follow health and safety precautions, we encourage you to participate remotely via Zoom. If you would like to attend in person, please email Assistant District Manager Nedy Gonzalez at [negonzalez@cb.nyc.gov](mailto:negonzalez@cb.nyc.gov) by 10am, Monday, March 11th.

We invite you to attend this meeting and learn more about this application. Alternatively, you should email your comments by 12 p.m. Monday, March 11th to [negonzalez@cb.nyc.gov](mailto:negonzalez@cb.nyc.gov) for more information, to Assistant District Manager Nedy Gonzalez. [negonzalez@cb.nyc.gov](mailto:negonzalez@cb.nyc.gov)

Printed according to the Administrative Code of the City of New York, section 24-115. Please do not deface until after the above meeting date.

**NEW YORK POST** Page Six  
 SATURDAY, MARCH 2, 2024 / Rate & Order: \$9.99 • LATE CITY FINAL / Weather: F 24 \$2.00

**Spicy!**  
 Ginger Spice, her F1 hubby and one sexy scandal **PAGES 18-19**

**TAKE A HIKE**  
 Hundreds testify against congestion pricing — but MTA boss says: Tough, it's coming! **PAGE 5**

While firefighters and other working-class New Yorkers testified about how much more traffic (insulated by cameras, pictured) would hurt them, politicians had one simple message: Stop complaining.



W 17 St

ONE  
DEPT. OF TRANSPORTATION

ONE WAY  
DEPT. OF TRANSPORTATION



300 WEST 17TH STREET  
NCA Real Estate  
718-547-1778

Retail Space  
For Lease  
Call: [illegible]  
[illegible]



8 AV  
W 18 ST

WAY

Painting  
SANDING  
REPAIRS  
MARCH 15  
2018

Keep New York City Clean  
Please Don't Litter  
sanitation

