

COMMUNITY BOARD

HELBRAUN || LEVEY

MP PLANNING CORP.
460 WEST 34TH STREET, STORE #2
NEW YORK, NY 10001

MANHATTAN COMMUNITY BOARD 4

Manhattan Community Board 4

(All Fields Must Be Completed)

NYS Liquor License/DOT Dining Out Stipulations Application

CORPORATION NAME MP PLANNING CORP		DOING BUSINESS AS (DBA) PENDING	
STREET ADDRESS 460 W 34TH STREET, STORE #2		CROSS STREETS WEST 33RD & 34TH STREET	ZIP CODE 10001
Applicant <i>(Attach a list of all individuals that will be listed/associated with the license)</i>	NAME: IIROKI MITSUIIASHII	ATTORNEY/ REPRESENTATIVE	NAME: HELBRAUN & LEVEY C/O ADRIANNA GOLOVATII
	PHONE: 917-579-7290		PHONE: 212-219-1193
	EMAIL: HIROKIMITSUHASHI@GARAGE.CO.JP		EMAIL: C/O ADRIANNA.GOLOVATII@HELBRAUNLEVEY.COM
MANAGER	NAME: SATORU YASUMATSU	LANDLORD	NAME: 601E TENTH OWNER LLC
	PHONE: 917-579-7290		PHONE: --
	EMAIL: SATORU.YASUMATSU@GMAIL.COM		EMAIL: --
APPLICATION TYPE (<u> </u> <i>New York State Liquor License</i> <u> </u> <i>Dept. of Transportation Dining Out</i>)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	YES	NO
	What is/was the name and address of establishment?	1. SKYBLUE HOSPITALITY LLC (#130822) 2. BAY BLUE HOSPITALITY LLC (#1336297)	
	What were the dates applicant was involved with this former premise?	1. 2018-PRESENT 2. 2021-PRESENT	
<input type="radio"/> Corp Change/Class Change/Method of Operation Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	YES	NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input 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 filed with the SLA? If yes, when? If no, when does applicant plan to file?		YES	NO
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 foot radius of the establishment and the Public Interest Statement.		YES	NO
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship within a 200 foot radius of the establishment.		YES	NO
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		YES	NO

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

HOURS of Operation		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Indoors	12PM-12AM	12PM-12AM	12PM-12AM	12PM-12AM	12PM-12AM	12PM-12AM	12PM-12AM
	Outdoors	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Kitchen	12PM-12AM	12PM-12AM	12PM-12AM	12PM-12AM	12PM-12AM	12PM-12AM	12PM-12AM
	Music (indoors)	12PM-12AM	12PM-12AM	12PM-12AM	12PM-12AM	12PM-12AM	12PM-12AM	12PM-12AM

If yes, what type(s)? (Circle all that apply)	BACKGROUND	LIVE MUSIC	DJ	JUKE BOX	KARAOKE
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OCCUPANCY							
	Capacity Pursuant to Certificate of Occupancy	Maximum Occupancy (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	74	<74	0	0	0	2	20
(OMAKSE BAR SEATING)							
OUTSIDE <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DOT Dining Out: Sidewalk Cafe			N/A	N/A	N/A		
DOT Dining Out: Roadway			N/A	N/A	N/A		

How frequently will the owner(s) be at the establishment?	DAILY	
Will there be dancing?	YES	NO
Will applicant have bottle or table service for alcohol beverages other than wine?	YES	NO
Will applicant 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 applicant 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
Does applicant agree to notify MCB4 prior to making changes to its method of operation?	YES	NO
Will applicant be using delivery bicycles? If yes, how many? Please describe where delivery bicycles will be parked when picking up deliveries?	YES	NO

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly marked with the name as described by NYC Law?	YES	NO	N/A
Where will applicants' own delivery bicycles be parked when not making deliveries?	N/A		
If applicant is using third party delivery service, where will third party delivery bicycles park?	N/A		
Where will applicant store its garbage containers when not in use?	BUILDING'S DESIGNATED GARBAGE AREA BY LOADING DOC		
Where will applicant lay out garbage containers and at what time?	EVERY WEEK DAY AFTER 10PM		

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO	HUDSON YARDS
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	YES	NO	PENDING
Is a Public Assembly permit required?	YES	NO	NO
Are your plans filed with DOB?	YES	NO	PENDING
What is the zoning designation for this location?	C6-4 / HY		

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	NOTICE POSTING- POSTED ON 5/24	
	# 2	EMAIL TO BLOCK ASSOCIATIONS- LIST ATTACHED FROM M4	
	# 3	PETITION SIGNATURES ATTACHED	
	# 4		
	# 5		
When did applicant post the notice that was provided?	5/24/25		
Where did applicant post the notice that was provided?	FACADE OF PREMISES-PHOTOS ATTACHED		
Please provide dates when applicant met with the groups listed above.			
Who was your contact person at each group you met with?	PLEASE SEE THE ATTACHED		
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	YES	NO	YES, 917-579-7290
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	YES	NO	YES

N/A, THE APPLICANT WILL ONLY OCCUPY ONE FLOOR (GROUND FLOOR)

MULTIPLE SPACES/FLOORS 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

BUILDING DESIGN				
State the name and type of business previously located in the space.	SWEET & SAVORY LLC (SN:1230358): FULL LIQ. RESTAURANT			
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO	SWEET & SAVORY LLC, dba 404	
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	YES, UPDATE TRADE NAME SIGNAGE	
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	YES	NO	YES	
Is the entrance ADA Compliant?	YES	NO	YES	
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	YES, UPDATE TRADE NAME SIGNAGE	
Will applicant have a vestibule within the establishment?	YES	NO	APPLICANT WILL HAVE A WAITING AREA-PLEASE SEE DIAGRAM ATTACHED.	
Will applicant use a storm enclosure?	YES	NO	YES	
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?	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	YES	
Will applicant close all windows, French doors, garage doors by 11 p.m. Friday and Saturday and 10 p.m. on all other days even if no music or amplified sound is played inside the establishment?	YES	NO	YES	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	NO	N/A	
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	N/A, APPLICANT WILL HAVE BACKGROUND MUSIC ONLY	
Will the kitchen exhaust system extend to the roof?	YES	NO	YES	
Will the establishment have an illuminated sign?	YES	NO	NO	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	YES	NO	NO	
Where will the air conditioner be located? What type is it?	VRF SYSTEM INSTALLED ON THE WALL FACING APPLICANT'S DRIVEWAY			
When was the air conditioner installed?				

N/A, APPLICANT WILL NOT HAVE OUTDOOR SEATING

OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE			
Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	YES	NO	N/A
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo? If yes, which one(s)?	YES	NO	NO
Are the floorplans for the outdoor space(s) included?	YES	NO	
Will applicant close and vacate the outdoor space(s) by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	YES	NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	
Will applicant prohibit patrons from drinking in any outdoor space(s)?	YES	NO	
Will there be no amplified music, as per the law?	YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	
Will applicant agree to post signs outside asking customers to respect the neighbors?	YES	NO	
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments)	YES	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	

N/A, APPLICANT WILL NOT HAVE OUTDOOR SEATING

DEPARTMENT OF TRANSPORTATION DINING OUT: SIDEWALK			
Has the applicant read MCB4 Sidewalk Café Policy?	YES	NO	YES
Will applicant be applying for sidewalk seating now or in the future?	YES	NO	NO
If you answered no to the question above, jump to the next page			
Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.	YES	NO	
Will applicant close and vacate the sidewalk and roadway seating by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	YES	NO	
Will applicant respect trees and tree pits and insure the health of the tree?	YES	NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	NO	
Will applicant permit NO wait lines or smoking outside?	YES	NO	
Will there be no amplified music, as per the law?	YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	YES	NO	
Will applicant agree not to use propane heaters?	YES	NO	
Will applicant agree to abide by all applicable fire codes, including not blocking fire escapes?	YES	NO	
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO	
Will the café have a 3 foot-wide serving aisle running the entire length of the sidewalk seating?	YES	NO	
Will the sidewalk seating have a platform?	YES	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?	YES	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will the sidewalk seating block subway grate, utility hardware or Siamese water connection?	YES	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?			



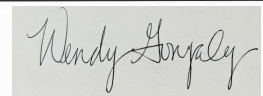

DEPARTMENT OF TRANSPORTATION DINING OUT: ROADWAY			
Did applicant submit an application and dimension site plan at scale to NYC Dept. of Transportation? Please attach a copy of application and plans.	YES	NO	YES
If you answered no to the question above, jump to the next page			NO
Will the roadway structure extend on top of the curb or pedestrian refuge? By how much?	YES	NO	
Will the roadway structure have an ADA compliant ramp (not in the bike lane)?	YES	NO	
Will the roadway structure extend in the striped zone along the bike lane? By how much?	YES	NO	
Will the electric wires be brought over at the roof level?	YES	NO	
Will applicant dismantle and dispose of a shed that is no longer in use, along with its furniture?	YES	NO	
Will there be no music or amplifies sound in any outdoor seating, as per law?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will applicant close and vacate the sidewalk and roadway seating by 11 p.m. on Friday & Saturday and 10 p.m. on all other days?	YES	NO	
Will the Outdoor Dining Sidewalk & Roadway provide no standing space for drinking or smoking?	YES	NO	
Will the service and consumption of alcohol in the Outdoor Dining Sidewalk/Roadway only be via seated food service?	YES	NO	
Will applicant prohibit patrons from drinking in any outdoor space(s) or adjacent sidewalk?	YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES	NO	
Will applicant permit NO wait lines or smoking outside?	YES	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?	YES	NO	
Will applicant respect trees and tree pits and insure the health of the tree?	YES	NO	
Will applicant permit NO wait lines or smoking outside?	YES	NO	
Will there be a staff person responsible to ensure no loitering, noise or crowds outside?	YES	NO	
Will applicant agree not to use propane heaters?	YES	NO	
Will the outdoor dining deposit its garbage in a container on the parking lane?	YES	NO	

ADDITIONAL STIPULATIONS: (Office Use Only)

To the extent any additional stipulation on pages 9 and 10 of this application conflicts with any response on pages 1 – 11 of this application, the stipulations on pages 9 and 10 control.

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

To the extent any additional stipulation on pages 9 and 10 of this application conflicts with any response on pages 1 – 11 of this application, the stipulations on pages 9 and 10 control.

<p>Manhattan Community Board 4 (MCB4) recommends: <i>(MCB4's recommendation is based on a vote taken at its July 23, 2025 full board meeting, with 40 members voting in favor of the recommendation. 0 members opposed. 0 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>	
<p>MCB4 REPRESENTATIVES</p>			
 <p>Nelly Gonzalez MCB4 Assistant District Manager</p>	 <p>Frank Holznussee MCB4 BLP Committee Co-Chair</p>	 <p>Wendy Gonzalez MCB4 BLP Committee Co-Chair</p>	
<p>APPLICANT AGREEMENT WITH THE COMMUNITY</p> <p>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 representatives and applicant. These stipulations supersede any oral statements, representations, or prior iterations in connection with this application.</p>			
<p>SIGN HERE →</p>	<p>Hiroki Mitsuhashi</p> <p>PRINT NAME OF APPLICANT</p>	 <p>SIGNATURE OF APPLICANT</p>	<p>3-31-2025</p> <p>DATE</p>

(MENU)

"OMAKASE EDOMAE SUSHI"

125

Hyper Seasonal Omakase Edomae Sushi Experience.

15 pieces

Daily Special Appetizer

12

Tako Yawarakani

Chawanmushi

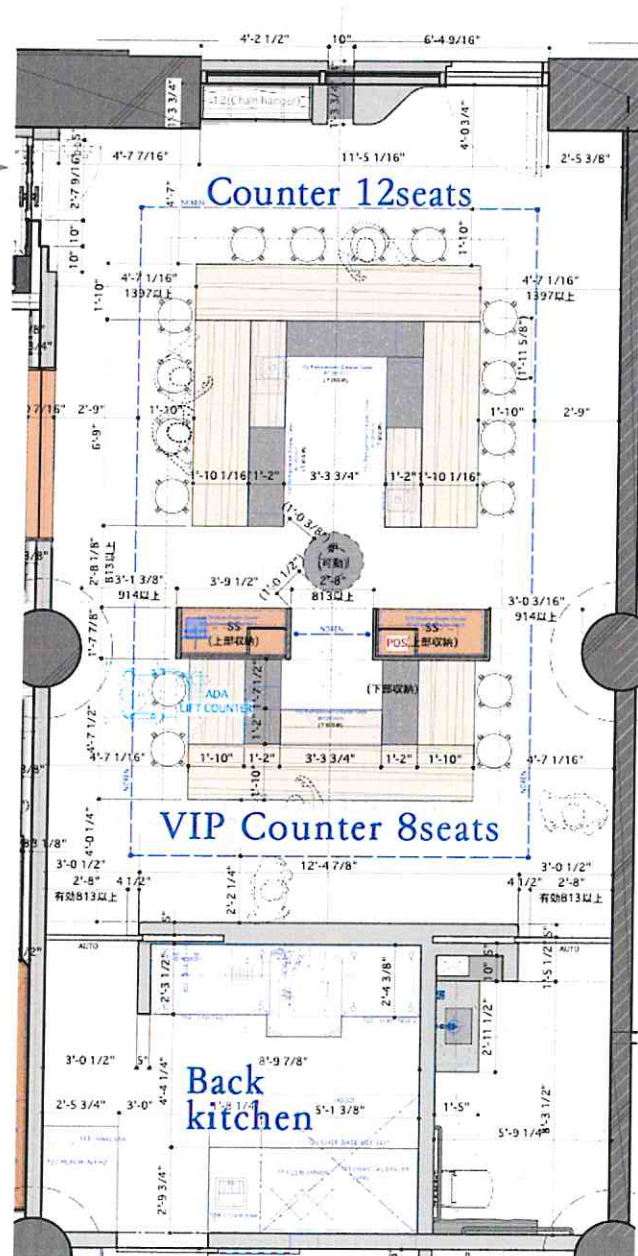
Wagyu Beef Tataki

Prawn Somen Age

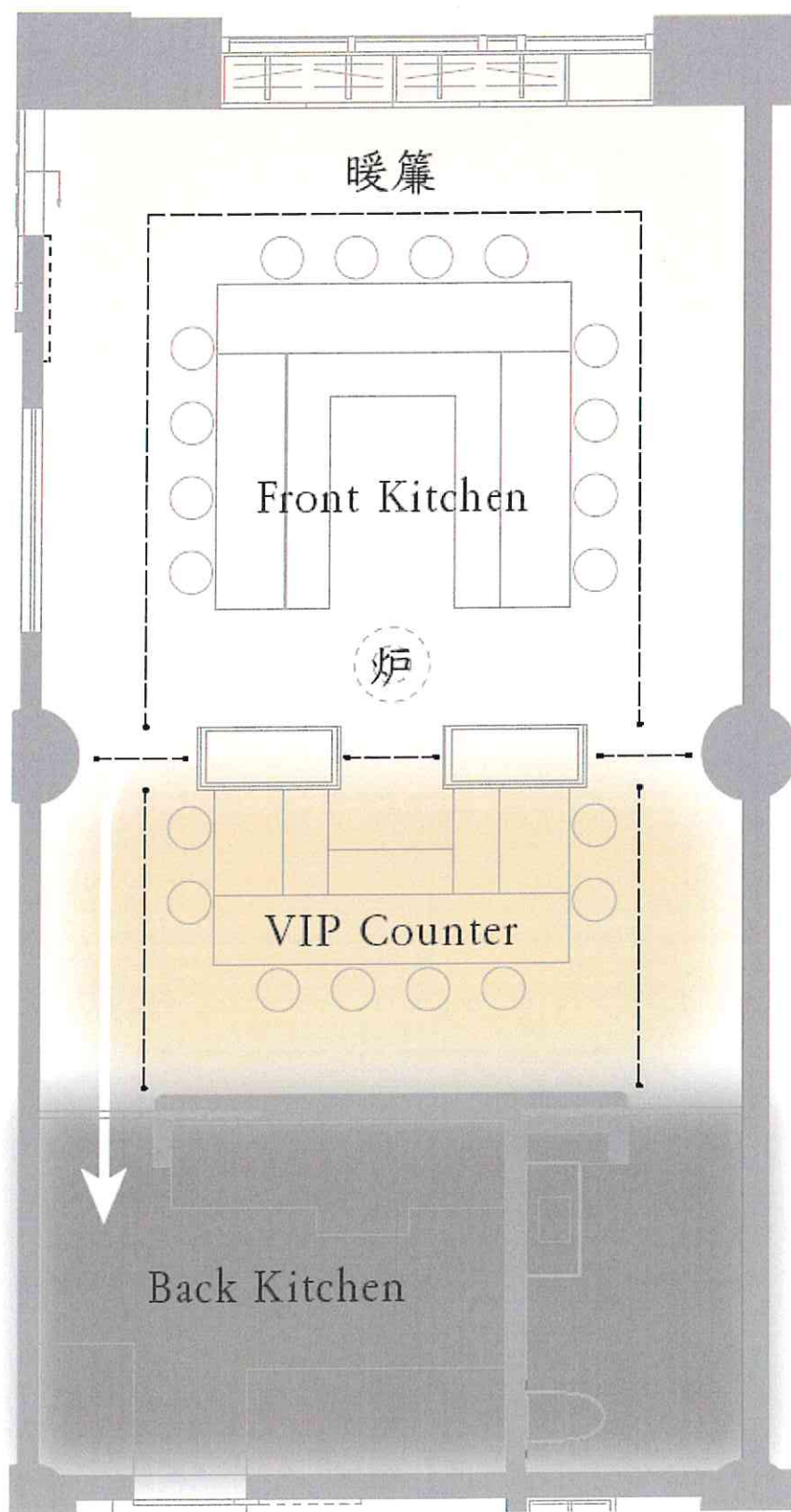
Nigiri & Sashimi A La Carte

Akami	8	Kanpachi	8
Lean tuna		Amber jack	
Zuke	9	Buri	12
Soy-marinated tuna		Wild king yellowtail	
Chu-Toro	14	Aji	8
Med-fatty tuna		Horse mackerel	
Oh-Toro	17	Iwashi	8
Fatty tuna		Sardine	
Aburi-Oh-Toro	17	Sayori	9
Seared fatty tuna		Needlefish	
Hirame	7	Unagi	7
Fluke		Freshwater eel	
Madai	9	Anago	9
Japanese sea bream		Sea eel	
Kinmedai	12	Hotate	8
Golden eye snapper		Hokkaido scallop	
Kamasu	8	Botan Ebi	9
Japanese barracuda		Spotted sweet shrimp	
Tachiuo	9	Nama tako	9
Beltfish		Fresh octopus	
Yagara	10	Ikura	9
Cometfish		Salmon roe	
Nodoguro	16	UNI	
Blackthroat seaperch		(California)	15
		Murasaki	

ENT



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ODO pJT | View-4_Table-Counter

SIMPLICITY





ODO PJT | View-6_Table-Bar

SIMPLICITY



ODO PJT | View-8_VIP Room

SIMPLICITY



ODO PJT | View-9_VIP Room

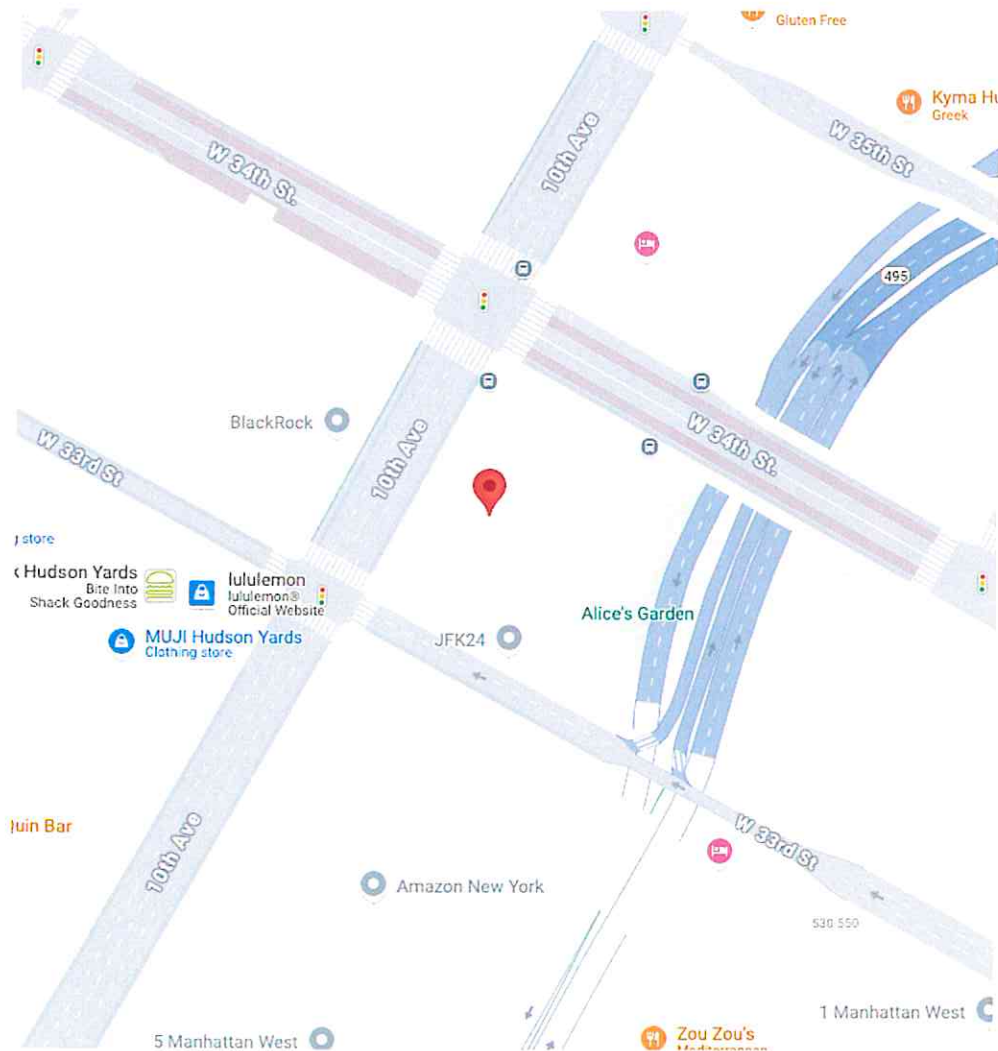
SIMPLICITY





HELBRAUN | LEVEY

NEIGHBORHOOD MAP



5

PINK MARTINI= INACTIVE OP LICENSE
GREEN WINE= TW/ RW LICENSE
PINK WINE= INACTIVE TW/ RW LICENSE

GREEN WINE= TW/ RW LICENSE

PINK WINE= INACTIVE TW/ RW LICENSE

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	460 W 34th St, New York, New York, 10001
Geocode	Latitude: 40.75420 Longitude: -73.99865
Report Generated On	5/30/2025

8 Closest Liquor Stores		
Name	Address	Distance
MEENA SAMANI CORPORATION License ID: 0100-22-116891 Legacy Serial No.: 1273576	460 W 34TH ST STORE# 1 NEW YORK, New York 10001	80 ft
ODYSSEY WINE & SPIRITS INC License ID: 0100-20-103729 Legacy Serial No.: 1255997	490 10TH AVE NEW YORK, NY 10018	976 ft
AMSTERWINE.COM INC License ID: 0100-23-126194 Legacy Serial No.: 1356273	475 9TH AVE SPACE A NEW YORK, New York 10018	1,015 ft
Fine Wine and Spirits 1987, LLC License ID: 0100-25-101491 Legacy Serial No.: 6050913	486 9th Ave New York, NY 10018	1,195 ft
KSSWINE LLC License ID: 0091-21-122782 Legacy Serial No.: 1302013	509 W 38TH ST 509-511 W38TH ST NEW YORK, New York 10018	1,209 ft
ADB&SAB LLC License ID: 0100-21-114205 Legacy Serial No.: 1287951	554 W 30TH ST AKA 312 11TH AVE NEW YORK, New York 10001	1,297 ft
DEATH AVE WINES CORP License ID: 0091-23-140044 Legacy Serial No.: 1339444	317 10TH AVE NEW YORK, New York 10001	1,436 ft
BARRIL WINES & LIQUORS INC License ID: 0100-22-117862 Legacy Serial No.: 1315255	5 7 CARYL AVE YONKERS, New York 10705	1,561 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet	
Name	Distance
Chaim Babad	150 ft
N Y City	404 ft
Church Of Saint Michael	408 ft
Metropolitan Community Church	495 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Hudson Blue Hospitality LLC Application ID: NA-0340-25-101930	410 10th Ave New York, NY 10001	211 ft
PJ Clarke's Oyster Bar & Grille LLC Application ID: NA-0340-25-104108	424 W 33rd St New York, NY 10001	413 ft
509 W 34 TRS LLC and Llamas Spiral LLC as Mgr Application ID: NA-0340-24-138257	517 W 34th St New York, New York 10001	518 ft
Hudson Yards Location LLC Application ID: NA-0346-24-147835	30 Hudson Yards Fl 24 New York, NY 10001	626 ft
Westside Pozole, LLC Application ID: NA-0340-24-138946	441 9th Ave New York, New York 10001	687 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
34 ENDEAVOR HOSPITALITY LLC License ID: 0343-21-110816 Legacy Serial No.: 1317548	461 W 34TH ST NEW YORK, New York 10001	139 ft
WHOLE FOODS MARKET GROUP INC & JAJAJA HUDSON YARDS License ID: 0340-22-107307 Legacy Serial No.: 1322893	450 W 33RD ST SUITE 0200 NEW YORK, New York 10001	281 ft
50 HYMC OWNER LLC AND HY AMENITY LLC License ID: 0370-24-109698 Legacy Serial No.: 6017801	50 HUDSON YARDS MEZZANINE FLOOR NEW YORK, NY 10001	283 ft
RESTAURANT ASSOCIATES LLC & THOMPSON HOSPITALITY License ID: 0346-23-126058 Legacy Serial No.: 1349978	50 HUDSON YARDS 2ND, 3RD, 4TH, 5TH FL NEW YORK, New York 10001	283 ft
RESTAURANT ASSOCIATES LLC & THOMPSON HOSPITALITY License ID: 0346-23-126211 Legacy Serial No.: 1349974	50 HUDSON YARDS NEW YORK, New York 10001	283 ft
50 HYMC OWNER LLC AND HY AMENITY LLC AS MGR License ID: 0340-24-109696 Legacy Serial No.: 6017799	50 HUDSON YARDS 32ND FL NEW YORK, New York 10001	283 ft
LOXLINE LLC License ID: 0340-24-110522 Legacy Serial No.: 6018641	502 W 34TH ST NEW YORK, New York 10001	292 ft
BOP NW LLC BOP NW HOTEL TRS LLC BOP NW REST LLC License ID: 0343-23-112300 Legacy Serial No.: 1334412	442 W 33RD ST AKA 438 W 33RD ST NEW YORK, NY 10001	304 ft
RESTAURANT ASSOCIATES LLC & THOMPSON HOSPITALITY License ID: 0346-23-126927	50 HUDSON YARDS 7TH FL	310 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
Legacy Serial No.: 1349929	NEW YORK, New York 10001	
D & D HUDSON YARDS LLC License ID: 0340-23-137264 Legacy Serial No.: 1311637	500 W 33RD ST NEW YORK, New York 10001	311 ft
WATCHES OF SWITZERLAND LLC License ID: 0415-22-115893 Legacy Serial No.: 1342533	500 W 33RD ST NEW YORK, New York 10001	312 ft
444 TENTH F&B LLC License ID: 0343-23-121846 Legacy Serial No.: 1295732	444 10TH AVE NEW YORK, New York 10001	313 ft
509 W 34 TRS LLC and Llamas Spiral LLC as Mgr License ID: 0340-25-100793 Legacy Serial No.: 6050205	501 W 34th St New York, NY 10001	332 ft
BSTHY LLC License ID: 0340-24-122004 Legacy Serial No.: 6030432	500 W 33rd St Unit #RU507 New York, NY 10001	377 ft
PHILLIPS 35 INC License ID: 0340-23-135037 Legacy Serial No.: 1279904	450 10TH AVE NEW YORK, New York 10018	378 ft
KYMA HUDSON LLC License ID: 0340-23-138135 Legacy Serial No.: 1336481	445 W 35TH ST NEW YORK, New York 10001	378 ft
COMPASS GROUP USA INC License ID: 0346-22-116316 Legacy Serial No.: 1319845	500 W 33RD STREET AKA 30 HUDSON YARDS, 63RD FL NEW YORK, New York 10001	390 ft
ERY N TOWER OB DECK MBR LLC;OB DECK TEN LLC & SKY License ID: 0340-22-112416 Legacy Serial No.: 1321158	30 HUDSON YARD FL5,67 & 68 AKA 500 W 33RD ST NEW YORK, New York 10001	390 ft
HUDSON DINING GROUP LLC License ID: 0346-22-117393 Legacy Serial No.: 1338097	30 HUDSON YARDS 74TH-80TH FL AKA 500 W 33RD ST NEW YORK, New York 10001	390 ft
451 TENTH SENIOR LIVING OPCO LLC, ATRIA NY OPTG CO License ID: 0340-23-139052 Legacy Serial No.: 1347189	505 W 35TH ST AKA 451 10TH AVE- 13TH FL NEW YORK, New York 10001	450 ft
509 W 34 TRS LLC AND LLAMA SPIRAL 66 FL LLC AS MGR License ID: 0340-24-100091 Legacy Serial No.: 6007998	509 W 34TH ST 66TH FL NEW YORK, New York 10001	466 ft
ARAMARK SERVICES INC License ID: 0346-25-109344 Legacy Serial No.: 6058908	509 W 34th St Floor 25 New York, NY 10001	466 ft
451 TENTH AVENUE RESTAURANT LLC & 451 RESTAURANT License ID: 0340-23-135914 Legacy Serial No.: 1347314	451 10TH AVE SPACE 451 NEW YORK, New York 10018	473 ft
SET CLUB INC, THE License ID: 0349-23-123819 Legacy Serial No.: 1347083	455 10TH AVE AKA 451 TENTH AVE- SPACE 451 NEW YORK, New York 10018	524 ft
50 HY RESTAURANT OWNER LLC AND HUDSON YARDS F&B LLC License ID: 0340-24-135318 Legacy Serial No.: 6044134	20 HUDSON BLVD EAST NEW YORK, NY 10001	562 ft
MIZNON AT HUDSON YARDS LLC License ID: 0340-23-139228 Legacy Serial No.: 1332874	20 HUDSON YARDS RU401B NEW YORK, New York 10001	623 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
KISSAKI HY LLC License ID: 0340-22-111170 Legacy Serial No.: 1338487	20 HUDSON YARDS RU220 NEW YORK, New York 10001	623 ft
MILOS HY INC License ID: 0340-23-136738 Legacy Serial No.: 1315300	20 HUDSON YARDS AKA 500 W 33RD ST UNIT 508 605 NEW YORK, New York 10001	623 ft
ANA BAR AND EATERY LLC License ID: 0340-22-111945 Legacy Serial No.: 1337850	20 HUDSON YARDS 207A NEW YORK, New York 10001	623 ft
Eataly Caffè LLC License ID: 0370-25-110117 Legacy Serial No.: 6059700	20 Hudson Yards, RU 416 New York, NY 10001	729 ft
435 WEST 31ST STREET A LLC License ID: 0340-23-138439 Legacy Serial No.: 1329408	435 W 31ST ST 1ST FL NEW YORK, New York 10001	748 ft
435 WEST 31ST STREET B LLC License ID: 0340-23-130342 Legacy Serial No.: 1329468	435 W 31ST ST 2ND & 3RD FLOORS NEW YORK, New York 10001	748 ft
ARAMARK SERVICES INC License ID: 0346-22-117204 Legacy Serial No.: 1337824	401 9TH AVE NEW YORK, New York 10001	749 ft



Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

*EMAIL SENT TO MY
BLOCK ASSOCIATIONS
(LIST OF CONTACTS ATTACHED)

Introduction: New Sushi Restaurant From Tokyo/San Francisco (410 10th Avenue)

1 message

Satoru Yasumatsu <satoru.yasumatsu@gmail.com>

Thu, May 22, 2025 at 7:39 PM

To: Satoru Yasumatsu <satoru.yasumatsu@gmail.com>

Dear West 30's Block Associations/Community Groups,

My name is Satoru Yasumatsu. I am currently running a Japanese "Kaiseki" restaurant called [Odo](#) at 17 W20th Street, and an art gallery and Japanese restaurant called [The Gallery](#).

My partner, Hiroki Odo, is a Michelin-starred chef who has been promoted as Japanese Food Goodwill Ambassador by the Japanese government in 2023, and has been promoting Japanese cuisine and food culture in New York for over 12 years.

We are planning to open a sushi restaurant (20 seats) at 410 10th Avenue, ground floor. This restaurant will have a highly skilled chef from Japan for the day to day operation, provide traditional "edo-mae" sushi with affordable price point.

The restaurant will be designed by the world-renown designer, [Shinichiro Ogata](#) with [Simplicity](#) in Tokyo, and will have a modern and refined interior incorporating Japanese design.

I look forward to meeting you all at the board meeting.

Have a wonderful weekend.

Best regards,

Satoru Yasumatsu

Founding partner

Sky Blue Hospitality

17 West 20th Street, New York, NY 10011

[HALL](#) | [odo](#) | [odo lounge](#) | [The Gallery](#) | [Sushi MUSE](#)

*BLOCK ASSOCIATION
LIST PROVIDED BY MY *

Block/Tenant Association & Community Groups				First name	Last name	E-MAIL	PHONE
HKNA (incl. Dog Run)				Kathleen	Treat	kathleentreat123@gmail.com	
West 36th Street				Frank	Strock	mcgee79@aol.com	
CHDC (incl. Bob's & bird parks)				Joe	Restuccia	info@clintonhousing.org; jestuccia2@clintonhousing.org	
CHDC (incl. Bob's & bird parks)				Ryan	Marciano	rmarciano@clintonhousing.org	
CHDC (incl. Bob's & bird parks)				Bill	Kelley	bkelley@clintonhousing.org	
Hudson Yards Hell's Kitchen Alliance				Bob	Berlatto	rlberlatto@hykhalliance.org	
Hotel Americano				Patty	Gouris	pgouris@hykhalliance.org	
Highline537				Scott	Hupe	(212) 216-0000	
Donna Langman Costumes				Donna	Langman	212-938-3700	
CHEKPEDS				Christine	Berthet	donna@donnalangman.com	
Hell's Kitchen Block Association (W 33rd/34th/35th Streets (8th to 12th Avenues)				Julia	Camparelli	excom@chekped.com	
W36th Block Association (8/9)				Brian	Weber	HellsK8A@gmail.com	Last Wednesday of the month, except August or November
W36th Block Association (8/9)				Cressida	Connelly	brianscolweber@gmail.com	
						cressidaconnelly@gmail.com	



Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

MP Planning Corp - Proof of Notice Posting

Satoru Yasumatsu <satoru.yasumatsu@gmail.com>

Sat, May 24, 2025 at 12:29 PM

To: Adrianna Golovatii <adrianna.golovatii@helbraunlevey.com>

Dear Adrianna,

I have attached the photos of proof of notice posting from yesterday for a sushi restaurant at [460 W 34th Street](#), Store# 2.

Have a great Memorial holiday weekend.

Satoru Yasumatsu

12 attachments



IMG_6936.jpg
151K



IMG_6937.jpg
146K



IMG_6938.jpg
139K

OFFICE USE ONLY

49

Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent: **March 19th, 2025** 1a. Delivered by: **Overnight Mail, Tracking Number and Pro**

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:
For premises outside the City of New York:
☐ New Application ☐ Removal ☐ Class Change
For premises in the City of New York:
☐ New Application ☒ New Application and Temporary Retail Permit ☐ Temporary Retail Permit ☐ Removal
☐ Class Change ☐ Method of Operation ☐ Corporate Change ☐ Renewal ☐ Alteration

For New and Temporary Retail Permit applicants, answer each question below using all information known to date
 For Renewal applicants, answer all questions
 For Alteration applicants, attach a complete written description and diagrams depicting the proposed alteration(s)
 For Corporate Change applicants, attach a list of the current and proposed corporate principals
 For Removal applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation
 For Class Change applicants, attach a statement detailing your current license type and your proposed license type
 For Method of Operation Change applicants, although not required, if you choose to submit, attach an explanation detailing those changes
 Please include all documents as noted above. Failure to do so may result in disapproval of the application.
 This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board: **MANHATTAN COMMUNITY BOARD 4**

Applicant/Licensee Information:

4. Licensee Serial Number (if applicable): **N/A** Expiration Date (if applicable): **N/A**

5. Applicant or Licensee Name: **MP PLANNING CORP.**

6. Trade Name (if any): **(N/A)**

7. Street Address of Establishment: **460 W 34TH ST, STORE #2**

8. City, Town or Village: **NEW YORK**, NY Zip Code: **10001**

9. Business Telephone Number of applicant/ Licensee: **PENDING**

10. Business E-mail of Applicant/Licensee: **c/o ADRIANNA.GOLOVATII@HELBRAUNLEVEY.COM**

11. Type(s) of alcohol sold or to be sold: ☐ Beer & cider ☐ Wine, Beer & Cider ☒ Liquor, Wine, Beer & Cider

12. Extent of Food Service: ☒ Full Food menu; full kitchen run by a chef/cook ☐ Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment: **Restaurant (full kitchen and full menu required)**
☐ Seasonal Establishment ☐ Juke Box ☐ Disc Jockey ☒ Recorded Music ☐ Karaoke

14. Method of Operation: (check all that apply)
☐ Live Music (give details i.e., rock bands, acoustic, jazz, etc.): **(N/A)**
☐ Patron Dancing ☐ Employee Dancing ☐ Exotic Dancing ☐ Topless Entertainment
☐ Video/Arcade Games ☐ Third Party Promoters ☐ Security Personnel
☐ Other (specify): **(N/A)**

15. Licensed Outdoor Area: ☒ None ☐ Patio or Deck ☐ Rooftop ☐ Garden/Grounds ☐ Freestanding Covered Structure
 (check all that apply) ☐ Sidewalk Cafe ☐ Other (specify): **(N/A)**

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

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16. List the floor(s) of the building that the establishment is located on: GROUND FLOOR + BASEMENT/CELLAR
17. List the room number(s) the establishment is located in within the building, if appropriate: (N/A)
18. Is the premises located within 500 feet of three or more on-premises liquor establishments? ☒ Yes ☐ No
19. Will the license holder or a manager be physically present within the establishment during all hours of operation? ☒ Yes ☐ No
20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:
- | | |
|--------------|---------------|
| <u>(N/A)</u> | <u>(N/A)</u> |
| Name | Serial Number |
21. Does the applicant or licensee own the building in which the establishment is located? ☐ Yes (if YES, SKIP 23-26) ☒ No

Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name: 601E TENTHOWNER LLC
23. Building Owner's Street Address: 410 TENTH AVENUE
24. City, Town or Village: NEW YORK State: NY Zip Code: 10011
25. Business Telephone Number of Building Owner: --

Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice

26. Representative/Attorney's Full Name: JOSEPHLEVEY;HELBRAUN & LEVEYLLP
27. Representative/Attorney's Street Address: 40 FULTON STREET,FLOOR 28
28. City, Town or Village: NEW YORK State: NEW YORK Zip Code: 10038
29. Business Telephone Number of Representative/Attorney: 212 219 1193
30. Business E-mail Address of Representative/Attorney: ADRIANNA.GOLOVATII@HELBRAUNLEVEY.COM

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under Penalty of Perjury - that the representations made in this form are true.

31. Printed Principal Name: JOSEPHLEVEY Title: ATTORNEY

Principal Signature: _____



ORIGIN ID:SYA (212) 219-1193
JOSEPH LEVEY
HELEBRUN & LEVEY LLP
40 FULTON STREET
FLOOR 28
NEW YORK, NY 10038
UNITED STATES US

SHIP DATE: 20MAR25
ACTWGT: 1.00 LB
CAD: 10054049INET/4535
BILL SENDER

TO ATTN: JESSE BODINE
MANHATTAN COMMUNITY BOARD 4
424 W 33RD STREET, SUITE #580

NEW YORK NY 10001
(212) 736-4535

REF:

PO:

DEPT:



J251021121701uy

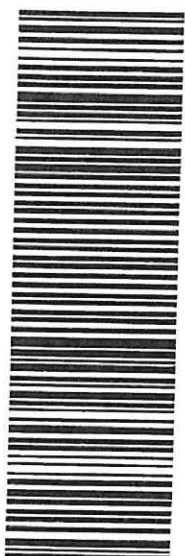
TRK# 7728 5717 0914
0201

FRI - 21 MAR 5:00P
STANDARD OVERNIGHT

E3 TSSA

10001

NY-US EWR



After printing this label:
CONSIGNEE COPY - PLEASE PLACE IN FRONT OF POUCH
1. Fold the printed page along the horizontal line.
2. Place label in shipping pouch and affix it to your shipment.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable Instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.



May 30, 2025

Dear Customer,

The following is the proof-of-delivery for tracking number: 772857170914

PROOF OF DELIVERY

Delivery Information:

Status:	Delivered	Delivered To:	Shipping/Receiving
Signed for by:	J.Jesse	Delivery Location:	
Service type:	FedEx Standard Overnight		
Special Handling:	Deliver Weekday		NEW YORK, NY,
		Delivery date:	Mar 21, 2025 11:52

Shipping Information:

Tracking number:	772857170914	Ship Date:	Mar 20, 2025
		Weight:	0.5 LB/0.23 KG
Recipient:		Shipper:	
NEW YORK, NY, US,		New York, NY, US,	

FedEx Express proof-of-delivery details appear below; however, no signature is currently available for this shipment. Please check again later for a signature.

Thank you for choosing FedEx

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

MP Planning Corp

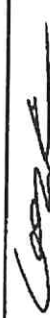








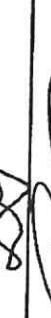





NAME

460 West 34th Street (Store 2)

ADDRESS

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR This will be operating until: Mon-Sun: 12am

Regarding the outside space: There will be NO OUTSIDE SPACE This will be operating until: N/A

DATE	NAME	ADDRESS	SIGNATURE
5/30	CESAR RODRIGUEZ	435 W 31st 10001 #	
5/30	Roberto Davila	435 West 31st 10001 #	
5/30	DAVID JUNG	435 WEST 31ST 10001 #	
5/30	KAHLIL DELEON	530 WEST 30TH 10A #	
5/30	SEYMUR LEE	176 Hudson Yards #	
5/30	WINSTON CHOU	500 W 30th ST 10001 #	
5/30	Luqman Akbar	515 W 36th St 10018 # 116	
5-30	Nicholas Torres	487 10th Ave # 1	
5-30	David Lee	5050V 34th St, 10018 #	
5/30	Diego Huber	500 W 30th 10001 #	
5/30	Samuel Valdez	435 West 31st 10001 #	
05/30	Philson Ho	411 West 35 #	
5-30	Anthony Vignoz	455 W 37th St 10018 #	
May 30	Garnette Lora	445 WEST 35th #	
5/30	Abu Faye	435 W 31st 10001 #	

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

MP Planning Corp

NAME

460 West 34th Street (Store 2)

ADDRESS

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR This will be operating until: Mon-Sun: 12am

Regarding the outside space: There will be NO OUTSIDE SPACE This will be operating until: N/A

DATE	NAME	ADDRESS	SIGNATURE
5/29	Dana Brink	442 10th Ave. 7th	<i>[Signature]</i>
5/29	Karen	46 W 30th St 1	<i>[Signature]</i>
5/29	STEVE JACKSON	440 W 34th St 101	<i>[Signature]</i>
5/29	Paula McWiet	835 W 31st St 2k	<i>[Signature]</i>
5/29	Jan Nain	24 W 32nd St 9	<i>[Signature]</i>
5/29	Theresa Lee	220 W 36th St 10 C	<i>[Signature]</i>
5/29	Carol Yang	438 West 37th St	<i>[Signature]</i>
5/29	Mr. W. Lake	446 W 34th St 6b	<i>[Signature]</i>
5/29	JENNIFER YANG	571 W 30th St	<i>[Signature]</i>
5/29	NEW INDIANWA	444 W 34th St 1001	<i>[Signature]</i>
5/29	Applecore Law	446 W 34th St 115	<i>[Signature]</i>
5/29	Bruce H. Hsu	433 W 34th St 30	<i>[Signature]</i>
5/29			
5/29			

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premises license to the following applicant/establishment:

MP Planning Corp









NAME

460 West 34th Street (Store 2)

ADDRESS

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR This will be operating until: Mon-Sun: 12am

Regarding the outside space: There will be NO OUTSIDE SPACE This will be operating until: N/A

DATE	NAME	ADDRESS	SIGNATURE
5/30	KARLIL DELEON	530 WEST 30TH # 10A	
5/30	William H. H.	55 Hudson yards # 22	
5/30	Rafael Daniels	55 Hudson yards #	
5/30	Leigh Blibcm	515 W 36th st # 11C	
5/30	Richard torres	480 10th ave #	Richard torres
5/30	David Joo	505w 37th st #	
5.30	Anthony Vegas	455 W 37th st #	
5/30	W: 1506 Ho	411 West 37th 39 #	
5/30	Moureen Deke	32 Hudson Yard 1000 #	
		#	
		#	
		#	
		#	
		#	
		#	

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

The following undersigned residents of the premises and surrounding buildings support the issuance of an on-premise license to the following applicant/establishment:

MP Planning Corp

NAIL

460 West 34th Street (Store 2)

ADDRESS

Regarding the interior space: This will be a RESTAURANT w/ CUSTOMER BAR
This will be operating until: Mon-Sun: 12am

Regarding the outside space: There will be NO OUTSIDE SPACE

[illegible]

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property

PETITION SIGNATURES IN SUPPORT OF NYSLA LICENSE

• 2101

21 July 1961

Regarding the curbside service:

This will be operating until: N/A

[illegible]

PLEASE NOTE: signatures should be from residents of upstairs and adjoining buildings, and within two-block area of proposed property