

Manhattan Community Board 4

NYS Liquor License/DOT Dining Out Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)			
KHP MIDTOWN LLC		KPOT KOREAN BBQ & HOT POT			
STREET ADDRESS		CROSS STREETS	ZIP CODE		
310 W 38th st		8 Ave	10018		
Applicant <small>(Attach a list of all individuals that will be listed/associated with the license)</small>	NAME:	SUPEI LIN	ATTORNEY/ REPRESENTATIVE	NAME:	Zhou Wang
	PHONE:	6314061990		PHONE:	212 966 8860
	EMAIL:	midtown@thekpot.com		EMAIL:	office8860@gmail.com
MANAGER	NAME:	Supei Lin	LANDLORD	NAME:	Glenwood Management Crystal Green Corp
	PHONE:	631 406 1990		PHONE:	212 967 7940
	EMAIL:	midtown@thekpot.com		EMAIL:	
APPLICATION TYPE (<input checked="" type="checkbox"/> <i>New York State Liquor License</i> <input type="checkbox"/> <i>Dept. of Transportation Dining Out</i>)					
<input type="radio"/> New	Has applicant owned or managed a similar business?		YES	NO	
	What is/was the name and address of establishment?				
	What were the dates applicant was involved with this former premise?				
<input checked="" type="radio"/> Corp Change/Class Change/Method of Operation Change/Removal	What is the license # and expiration date?		6073662. 08/31/2027.		
	Is applicant making any alterations or operational changes?		YES	NO	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	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	Yes
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	No
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?			YES	NO	Yes.

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

HOURS of Operation		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Indoors	Noon-12am	Noon-12am	Noon-12am	Noon-12am	Noon-1am	Noon-1am	Noon-12am
	Outdoors							
	Kitchen	11am.-10pm.	11am-10pm	11am-10pm.	11am-10pm.	11am.-11pm.	11am-11pm.	11am.-10pm.
	Music (indoors)	Noon-12am.	Noon-12am.	Noon-12am.	Noon-12am.	Noon-1am.	Noon-1am.	Noon-12am.

If yes, what type(s)?
(Circle all that apply)

BACKGROUND

LIVE MUSIC

DJ

JUKE BOX

KARAOKE

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	TBA	277	40	200	0	1	27
OUTSIDE <i>(Rooftop/Rear Yard/Patio/Terrace /Garden; within the premises)</i>							
DOT Dining Out: Sidewalk Cafe							
DOT Dining Out: Roadway							

How frequently will the owner(s) be at the establishment?

6-7 days a week

Will there be dancing?

YES

NO

NO

Will applicant have bottle or table service for alcohol beverages other than wine?

YES

NO

NO

Will applicant be hosting private promotional or corporate events?

YES

NO

NO

Will outside promoters be used on a regular basis? If yes, please describe.

YES

NO

NO

Will applicant have a security plan? If yes, please attach.

YES

NO

NO.

Will security plan be implemented?

YES

NO

NO

Will State certified security personnel be used?

YES

NO

NO

Will New York Nightlife Association and NYPD Best Practices be followed?

YES

NO

Yes.

Does applicant agree to notify MCB4 prior to making changes to its method of operation?

YES

NO

Yes.

Will applicant be using delivery bicycles? If yes, how many? Please describe where delivery bicycles will be parked when picking up deliveries?

YES

NO

NO

Type text here

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?			
Where will applicant store its garbage containers when not in use?	Trash Room		
Where will applicant lay out garbage containers and at what time?	On Sidewalk Daily After 8pm		

LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="checkbox"/>	
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	YES	NO	Yes.
Is a Public Assembly permit required?	YES	NO	No.
Are your plans filed with DOB?	YES	NO	Yes.
What is the zoning designation for this location?			

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	HKNA, West 36th St. CHDC	
	# 2	Hudson Yards Hell's Kitchen Alliance	
	# 3	Hotel Americano, Highline 537, Donna Langman Costumes,	
	# 4	Chekpeds, Hell's Kitchen Block Association	
	# 5	W 36th Block Association,	
When did applicant post the notice that was provided?	2/13/26		
Where did applicant post the notice that was provided?	Storefront		
Please provide dates when applicant met with the groups listed above.			
Who was your contact person at each group you met with?			
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	YES	NO	Yes.
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	YES	NO	Yes.

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
Basment	Storage Refrigeration Grease Trap Bar Equipment Locker Room			N/A	N/A	N/A	N/A	N/A
Floor 1	Dining Area Kitchen Dish Washer Bathroom Bar Seating		11:00 am 1:00 am	40 45	200 206	1	27	Background
Floor 1	Waiting Area				9			

BUILDING DESIGN			
State the name and type of business previously located in the space.	restaurant.		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	GAC Restaurant Corp
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Awning and Window signage
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	Yes.
Is the entrance ADA Compliant?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	Yes.
Do you plan any changes to the existing façade? If yes, please describe.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	No
Will applicant have a vestibule within the establishment?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	No.
Will applicant use a storm enclosure?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	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="checkbox"/> YES	<input type="checkbox"/> NO	Yes
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes.
Will the establishment have any of the following: (circle all that apply)	<input type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input type="checkbox"/> 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 type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
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?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> 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="checkbox"/> YES	<input type="checkbox"/> NO	
Will the kitchen exhaust system extend to the roof?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will the establishment have an illuminated sign?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	Water Cooled AC above the ceiling in the kitchen		
When was the air conditioner installed?	2006		

OUTDOOR PRIVATE PROPERTY – ROOFTOP, REAR YARD, TERRACE			
Has the applicant/owner(s) read MCB4 Rear Yard Rooftop Policy?	YES	NO ✓	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo? If yes, which one(s)?	YES	NO ✓	
Are the floorplans for the outdoor space(s) included?	YES	NO	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	No.
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES	NO	No.
Will applicant prohibit patrons from drinking in any outdoor space(s)?	YES	NO	Yes.
Will there be no amplified music, as per the law?	YES	NO	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	Yes.
Will applicant agree to train staff to encourage a peaceful environment?	YES	NO	Yes
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants; apartments)	YES	NO	No.
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES	NO	Yes.

DEPARTMENT OF TRANSPORTATION DINING OUT: SIDEWALK

Has the applicant read MCB4 Sidewalk Café Policy?	YES	<input checked="" type="checkbox"/>	
Will applicant be applying for sidewalk seating now or in the future?	YES	<input checked="" type="checkbox"/>	
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	<input checked="" type="checkbox"/>	
If you answered no to the question above, jump to the next page			
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)

- Applicant will take steps to discourage patrons from waiting on sidewalk

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.

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.

Manhattan Community Board 4 (MCB4) recommends:
 (MCB4's recommendation is based on a vote taken at its
 3/31/26 full board meeting, with 37 members voting
 in favor of the recommendation, 0 members opposed, 0
 members abstaining and 0 present but not eligible)


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

MCB4 REPRESENTATIVES

 Nelly Gonzalez MCB4 Assistant District Manager	 Frank Holozubiec MCB4 BLP Committee Co-Chair	 Wendy Gonzalez MCB4 BLP Committee Co-Chair
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APPLICANT AGREEMENT WITH THE COMMUNITY

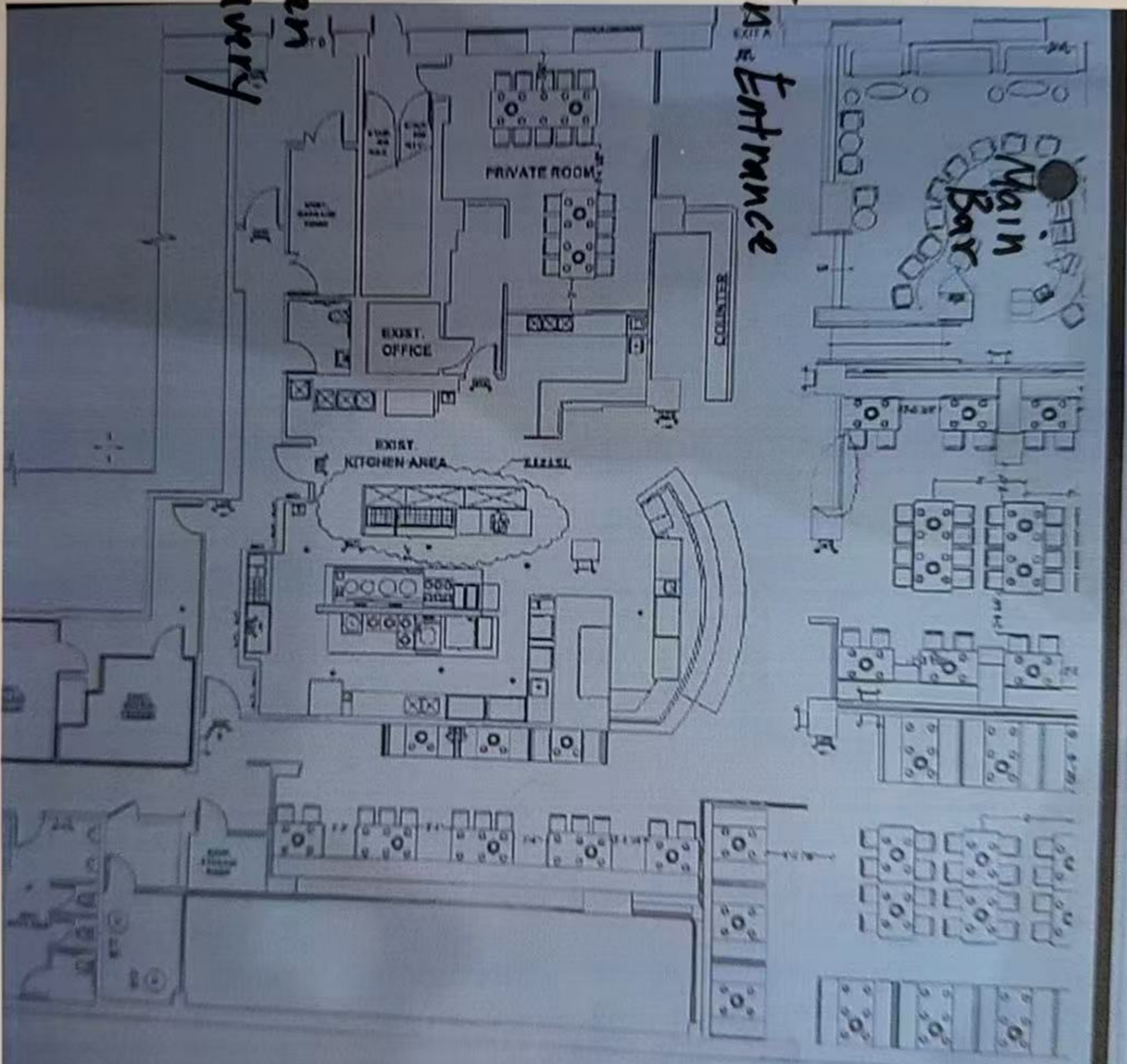
Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of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

<p>SIGN HERE →</p>	<p>Su Pei Lin PRINT NAME OF APPLICANT</p>	 SIGNATURE OF APPLICANT	<p>3/3/26 AUGUST 22, 2024 DATE</p>
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Kitchen
Delivery

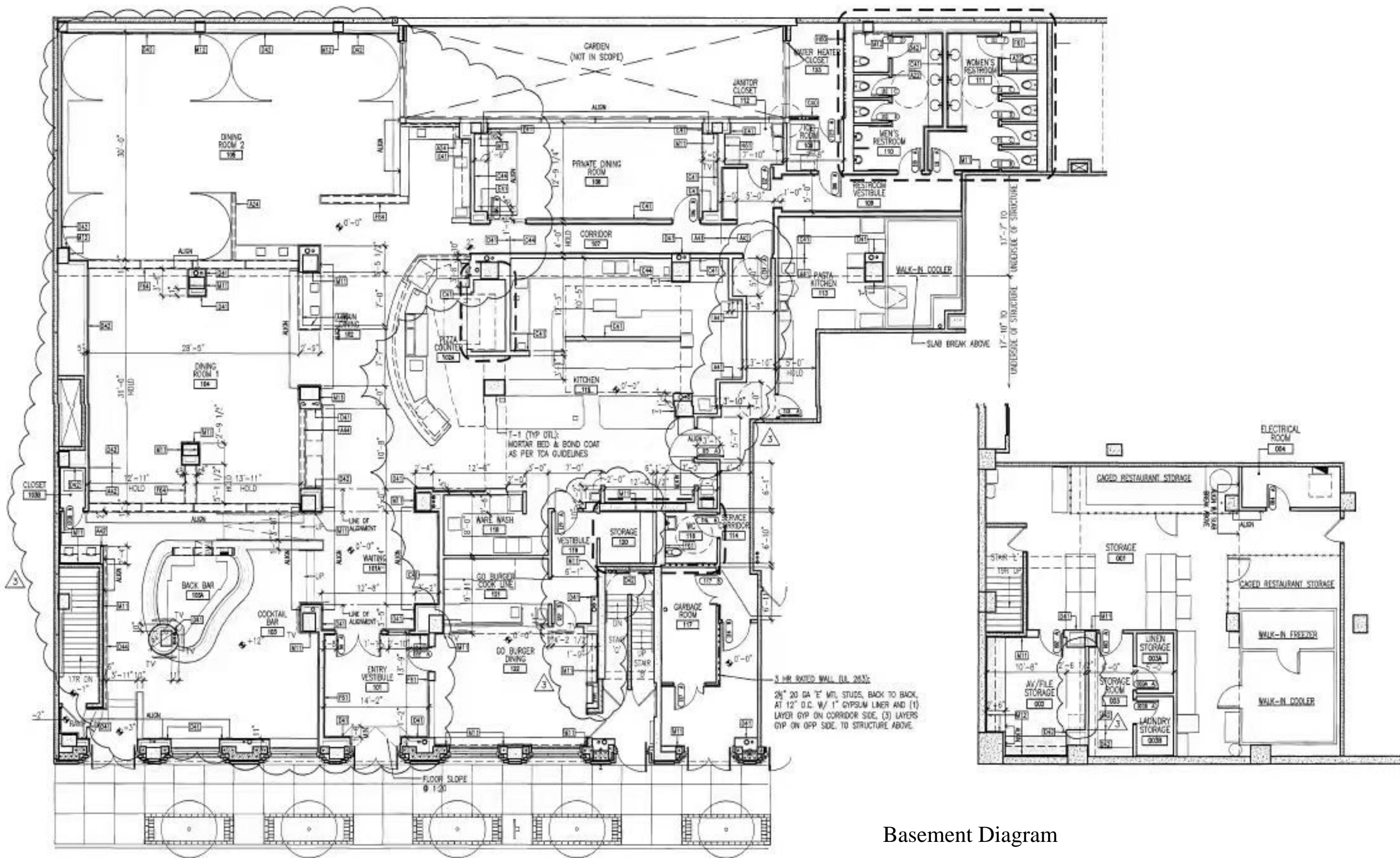
Main Entrance

Main Bar



EXISTING FLOOR PLAN

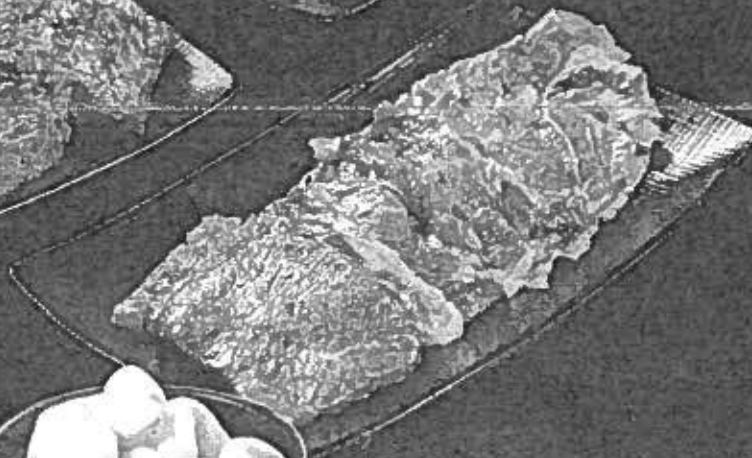
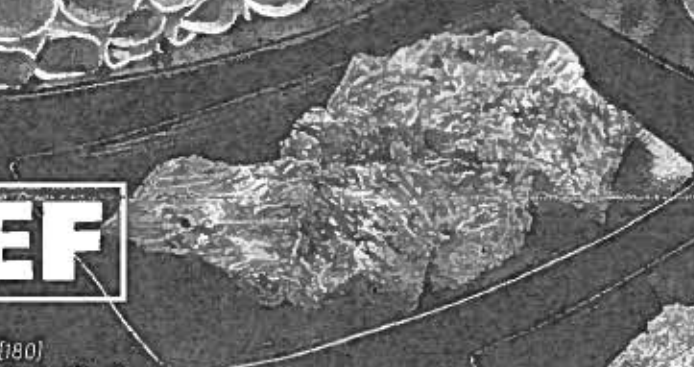
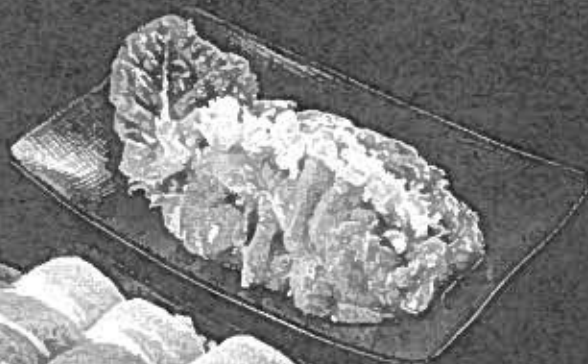
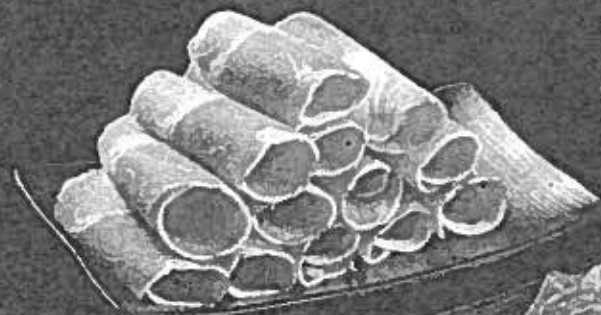
SCALE 1/8" = 1'-0"



Basement Diagram

BBO KOREAN STYLE

MENU OFFERING MAY VARY BASED ON LOCATION



BEEF

Beef Bulgogi (180)
Thinly Sliced & Marinated Beef

Spicy Beef Bulgogi (200) ↘
Thinly Sliced & Marinated Beef with Spicy Sauce

Prime Brisket (230) G

Sliced Beef Belly (360) G

Hanger Steak (220) G *Dinner Item*

Finger Ribs (240) *Dinner Item*

KPOT Short Ribs (300) *Dinner Item*

Angus Chuck Flap Tail (240) *Dinner Item*

CHICKEN

PORK

↘ **Spicy Pork Bulgogi** (210)
*Thinly Sliced & Marinated Chicken
with Spicy Sauce*

G Pork Belly (330)
Regular Style Sliced Pork Belly

↘ **Spicy Pork Belly** (330)
Marinated Pork Belly with Spicy Sauce

Smoked Garlic Pork Belly (320)
Smoked & Marinated Pork Belly with Garlic Sauce

KPOT Pork Belly (340)
Premium Pork Belly

Miso Pork Belly (350)

Signature Pork Cheek (220)
Dinner Item

SEAFOOD

Spicy Calamari Steak (110) ↘
Marinated Calamari with Spicy Sauce

Spicy Fish Fillet (100) ↘
Marinated Fish Fillet with Spicy Sauce

Mussel (80) G

Spicy Baby Octopus (90) ↘ *Dinner Item*
Marinated Baby Octopus with Spicy Sauce

HOT POT

MENU OFFERING MAY VARY BASED ON LOCATION

SLICED MEAT

- Sliced Pork (150) G
- Sliced Pork Belly (330) G
- Sliced Beef Belly (360) G
- Sliced Prime Brisket (230) G
- Sliced Lamb (100) G
- Sliced Chicken (100) G
- Sliced Ribeye (140) G *Dinner Item*
- Sliced Beef Tongue (190) G *Dinner Item*

MEAT/SIDES

- Crab Meat (90)
- Spam (270)
- Mini Sausages (250)
- Shrimp Dumplings (190)
- G Beef Tripe (70)
- G Quail Eggs (140)
- Tempura (180)
- Gyoza (210)
- Lobster Balls (150)
- Fish Cakes (170)
- Fried Scallops (235)
- Shumai (210)
- Fish Balls (140)

SEAFOOD

- Squid (80) G
- Swai Fish (80) G
- White Clams (70) G
- Mussels (80) G
- Clams (70) G
- Jumbo Shrimp (90) G *Dinner Item*

SOY BEAN

VEGETA

- Spinach (20) G
- Crown Daisy (20) G
- Watercress (10) G
- Green Leaf Lettuce (15) G
- A Choy (20) G
- Broccoli (30) G
- Bok Choy (10) G
- Napa (10) G
- Mung Bean Sprout (25) G
- Sliced Pumpkins (20) G
- Daikon (15) G
- Fried Taro (180) G
- Eggplant (20) G
- Potato (70) G
- Baby Bamboo Shoot (25) G
- Fresh Corn (70) G
- King Mushroom (20) G
- Oyster Mushroom (28) G
- Shiitake Mushroom (30) G
- Beech Mushroom (15) G
- Enoki Mushroom (35) G
- Lotus Root (60) G
- Black Fungus (25) G
- Seaweed Knots (20) G

LAW OFFICE OF ZHOU WANG
8 Catherine St. Suite 3A. 10038
Tel: (212) 966-8860. Fax: (212) 966-6177.
Email: office8860@gmail.com

3/3/26

Ms. Nelly Gonzalez
Assistant District Manager
Manhattan Community Board 4

RE: KHP Midtown LLC, 310 W 38th St. NY, NY 10018.
Public Interest Statement

Dear Ms. Gonzalez,

The Applicant respectfully submits this statement in connection with its Application for a Change in Class to an On Premises Retail License for the above-referenced premises. The Applicant acknowledges that the location is within 500 feet of three or more licensed establishments and therefore requires a determination pursuant to Alcoholic Beverage Control Law § 64(7) that issuance of the license would be in the public interest.

The premises is operating a Korean-styled full-service restaurant offering BBQ and Hot Pot. The establishment has a full commercial kitchen and provides seated table service. Alcohol service will remain incidental and complementary to meals. Table seating predominates over bar seating, and the restaurant will not operate as a bar or nightclub. There will be no DJs, promoters, bottle service, live amplified music, or dance floor.

The requested upgrade from wine and beer to full liquor will not result in any expansion, increase in occupancy, or material change in the method of operation. Hours of operation will remain consistent with a dining-focused establishment. The sole purpose of this application is to allow the restaurant to offer customary beverage pairings in connection with meals and to maintain a high level of customer satisfaction.

The Applicant is committed to operating responsibly and in full compliance with all laws and regulations. Management will enforce strict age verification procedures, supervise alcohol service, and maintain order both inside and immediately outside the premises. The Applicant is willing to accept reasonable stipulations to ensure neighborhood compatibility.

Granting this application serves the public interest because the establishment enhances the neighborhood's dining options without increasing bar concentration or nightlife activity. The restaurant's food-focused concept, limited bar area, and responsible management distinguish it from traditional bar establishments that the 500-Foot Rule seeks to regulate.

For the foregoing reasons, the Applicant respectfully requests that the Authority determine that issuance of the requested On-Premises Liquor License is in the public interest.

Respectfully submitted,

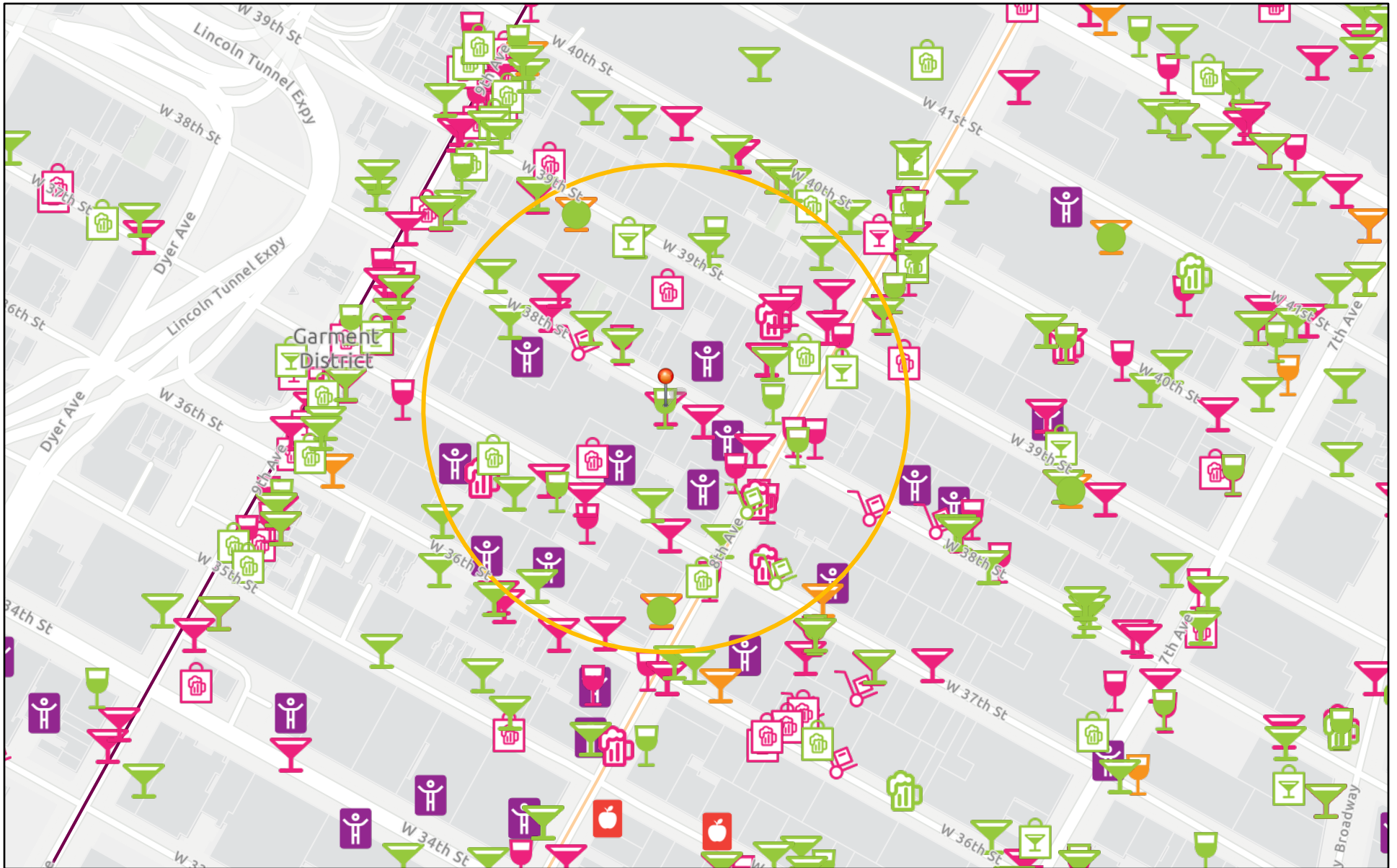
Sincerely,



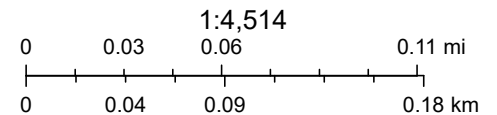
Zhou Wang
Law Office of Zhou Wang
8 Catherine St. Suite 3A.
NY, NY 10038

To the Members of the Authority:

SLA Liquor Lics



3/3/2026, 11:11:36 AM



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

PO
KOREAN BBQ & HOT POT

OPEN

NAME A BETTER DUO. WE'LL WAIT

EXPERIENCE **AYCE** KBBQ & HOT POT

WHO ARE YOU KOREAN?

WE'LL WAIT

PO
KOREAN BBQ & HOT POT

ALL DAY EAT

WHO ARE YOU KOREAN?

WE'LL WAIT

PO
KOREAN BBQ & HOT POT

PO
KOREAN BBQ & HOT POT

YOU CAN EAT
HOT POT OR BOTH

for +\$5 per person

DINNER
Monday-Friday 4 PM - Close
Weekends & Holidays All Day

\$35