

Manhattan Community Board 4

(All Fields Must Be Completed)

NYS Liquor License/DOT Dining Out Stipulations Application

CORPORATION NAME Sushi Hoshizora Inc		DOING BUSINESS AS (DBA) Sushi Kobashi	
STREET ADDRESS 211 7th Avenue		CROSS STREETS W. 22nd : 23rd St	ZIP CODE 10011
Applicant (Attach a list of all individuals that will be listed/associated with the license)	NAME: Kevin Lien	ATTORNEY/ REPRESENTATIVE	NAME: Frank Palillo
	PHONE: (917) 754-9606		PHONE: (212) 227-1640
	EMAIL: Kevinlien@gmail.com		EMAIL: fpalillo@gmail.com
MANAGER	NAME: TBD	LANDLORD	NAME: 211 Seventh Avenue LLC
	PHONE:		PHONE: (212) 989-3100
	EMAIL:		EMAIL:
APPLICATION TYPE (☒ New York State Liquor License ☐ Dept. of Transportation Dining Out)			
☒ New	Has applicant owned or managed a similar business?		☒ YES ☐ NO
	What is/was the name and address of establishment?		Sushi Aozora Inc 15 E. 15th St NYC
	What were the dates applicant was involved with this former premise?		August 2025 - Present
☐ Corp Change/Class Change/Method of Operation Change/Removal	What is the license # and expiration date?		0240-26-133544 12/31/2027
	Is applicant making any alterations or operational changes?		☐ YES ☐ NO
	If alterations or operational changes are being made, please describe/list all changes.		
☐ 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	☐ Liquor/Wine/Beer & Cider ☐ Beer & Cider ☒ Wine/Beer & Cider		
ESTABLISHMENT TYPE	☒ Restaurant ☐ Cabaret ☐ Night Club ☐ Hotel ☐ Bar/Tavern ☐ Catering Establishment ☐ Adult Entertainment ☐ Wine Bar ☐ Dance Club ☐ Sports Bar ☐ 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			5pm - 11:30pm	5pm - 11:30pm	5pm - 11:30pm	5pm - 11:30pm	5pm - 11:30pm
	Outdoors							
	Kitchen			5pm - 11:30pm	5pm - 11:30pm	5pm - 11:30pm	5pm - 11:30pm	5pm - 11:30pm
	Music (indoors)			5pm - 11:30pm	5pm - 11:30pm	5pm - 11:30pm	5pm - 11:30pm	5pm - 11:30pm

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	74	18	0	0	0	1	8
OUTSIDE (Rooftop/Rear Yard/Patio/Terrace/Garden; within the premises)							
DOT Dining Out: Sidewalk Cafe							
DOT Dining Out: Roadway							

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
Where will applicants' own delivery bicycles be parked when not making deliveries?	Third party provider	
If applicant is using third party delivery service, where will third party delivery bicycles park?	street by curb	
Where will applicant store its garbage containers when not in use?	along the building exterior	
Where will applicant lay out garbage containers and at what time?	TBD	

LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	☐ YES	☒ NO
Does the building have a Certificate of Occupancy ("C of O") or a Letter of No Objection?	☒ YES	☐ NO
Is a Public Assembly permit required?	☐ YES	☒ NO
Are your plans filed with DOB?	☐ YES	☒ NO
What is the zoning designation for this location?	R 8 A C 2-5	

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	As outlined in Ms. Gonzalez email
	# 2	
	# 3	
	# 4	
	# 5	
When did applicant post the notice that was provided?	April 20, 2026	
Where did applicant post the notice that was provided?	on the front of the store ; light poles	
Please provide dates when applicant met with the groups listed above.	N/A	
Who was your contact person at each group you met with?	N/A	
Will applicant provide a cell phone number to neighbors and respond to complaints that arise? If yes, please provide.	☒ YES	☐ NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicant's jobs webpage?	☒ YES	☐ NO

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
Ground	Dining Room	8 plus staff	5pm- 11:30pm Wed - Sunday	--	--	--	1/8	Remix

BUILDING DESIGN			
State the name and type of business previously located in the space.	Hana Sushi Restaurant		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	☒ YES	☐ NO	Hana Sushi
Do you plan any changes to the existing façade? If yes, please describe.	☒ YES	☐ NO	New signage
Has the applicant/owner(s) read MCB4 ADA Guidelines Memo?	☒ YES	☐ NO	
Is the entrance ADA Compliant?	☒ YES	☐ NO	
Do you plan any changes to the existing façade? If yes, please describe.	☒ YES	☐ NO	New signage
Will applicant have a vestibule within the establishment?	☒ YES	☐ NO	
Will applicant use a storm enclosure?	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 comply with the NYC noise code?	☒ YES	☐ NO	
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	
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	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	☒ NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES	☐ NO	N/A
Will the kitchen exhaust system extend to the roof?	YES	☐ NO	N/A
Will the establishment have an illuminated sign?	☒ YES	☐ NO	
Will the establishment have a pole-supporting canopy extending over the sidewalk?	YES	☒ NO	
Where will the air conditioner be located? What type is it?	Roof Central air		
When was the air conditioner installed?	unknown		

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	
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	

DEPARTMENT OF TRANSPORTATION DINING OUT: SIDEWALK

Has the applicant read MCB4 Sidewalk Café Policy?	☒ YES	☐ NO	
Will applicant be applying for sidewalk seating now or in the future?	☐ YES	☒ 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.	☒	☒
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)

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.

Manhattan Community Board 4 (MCB4) recommends:

(MCB4's recommendation is based on a vote taken at its
6/3/26 full board meeting, with 40 members voting
in favor of the recommendation, 0 members opposed, 1
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

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.

SIGN HERE →

Kevin Lien

PRINT NAME OF APPLICANT



SIGNATURE OF APPLICANT

5/4/2026

DATE



SUSHI HOSHIZORA

211 7th Ave, Manhattan New York 10011

COLD STARTERS

Edamame	12
Shishito Peppers	14
Hamachi Jalapeño ★	24
Salmon Tartare	22

HOT STARTERS

Miso Soup	8
Gyoza	18
Tempura Shrimp & Vegetables	20
Black Cod Miso ★	32

SUSHI & SASHIMI

(2 pieces sushi / 3 slices sashimi)

Tuna (Maguro)	16/20
Salmon (Sake)	14/18
Yellowtail (Hamachi)	16/20
Eel (Unagi)	18/22
Scallop (Hotate)	18/22
Sea Urchin (Uni)	Market Price
Toro (Bluefin Fatty Tuna)	Price

SUSHI & SASHIMI

(2 pieces sushi / 3 slices sashimi)

Tuna (Maguro)	16/20
Salmon (Sake)	14/18
Yellowtail (Hamachi)	16/20
Eel (Unagi)	18/22
Scallop (Hotate)	18/22
Sea Urchin (Uni)	Market Price
Toro (Bluefin Fatty Tuna)	Price

OMAKASE

Sushi Omakase ★	per person 250
Premium Omakase	per person 450

SIDES & EXTRAS

Steamed Rice	6
Extra Ginger / Wasabi	4
Hand Roll Upgrade	+5

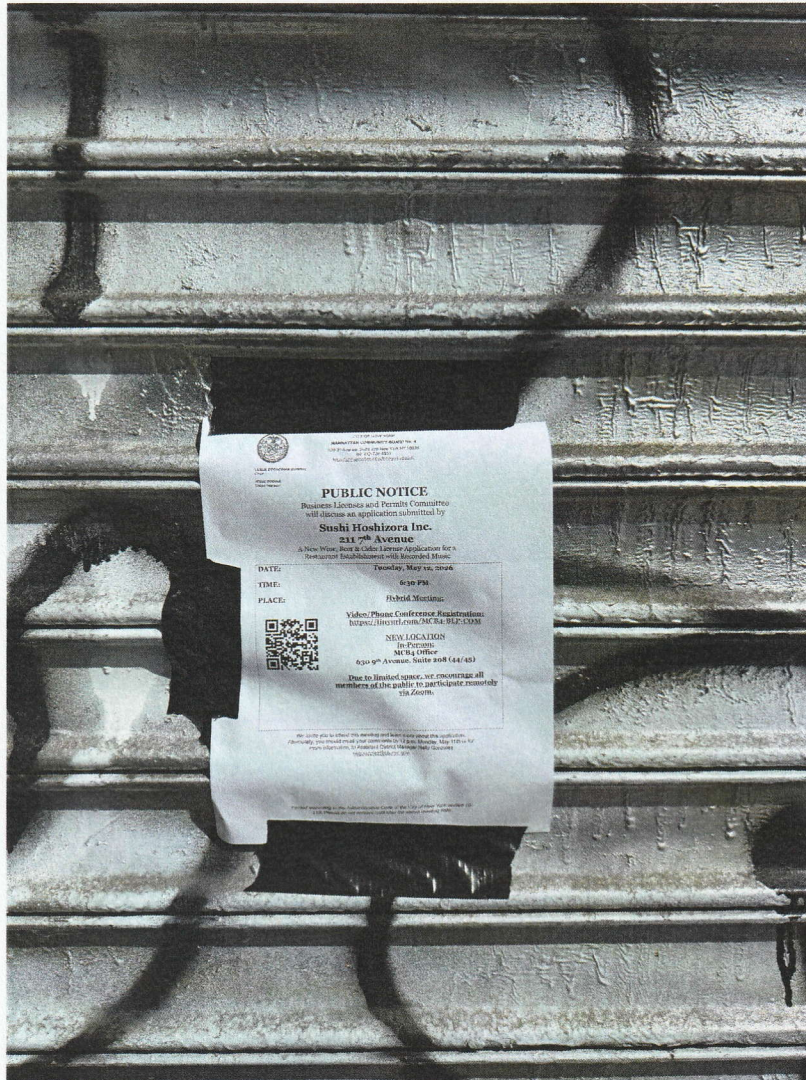
DESSERT

Matcha Cheesecake	14
Mochi Ice Cream (2 pcs)	12
Black Sesame Panna Cotta	16

BEVERAGES & SAKE

Japanese Green Tea	8
Asahi / Sapporo Beer	12
Junmai Sake	18 / 70
Daiginjo Premium Sake	25 / 150





OFFICE OF GENERAL SERVICES
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
199 ZENITH DRIVE, ALBANY, NY 12242-1499
TEL: 518/474-2929 FAX: 518/474-2930

PUBLIC NOTICE

Business License and Permit Committee
will discuss an application submitted by
Sushi Hoshizora Inc.
211 7th Avenue
A New York State License Application for a
Restaurant Establishment with Recorded Music

DATE: Tuesday, May 16, 2023
TIME: 6:30 - 7:30
PLACE: Hybrid Meeting
Video/Phone Conference Registration:
<https://tinyurl.com/MCRA-BEPC001>
NEW LOCATION
in Person
MCRA Office
420 9th Avenue, Suite 201 (4th fl)
Due to limited space, we encourage all
members of the public to participate remotely
via Zoom.



For more information, please contact the Office of General Services, Department of Environmental Conservation, at 518/474-2929 or visit <https://www.gso.state.ny.us>





Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park
Wyckoff, NJ 07481
Phone: (917) 975-5218
E-mail: landess@att.net
landessphotographers.com

Re: 211 7th Avenue

1. Zazu - 232 7th Avenue - (402')
2. Jake's Saloon - 206 West 23rd Street - (252')
3. Sushi Seki - 208 West 23rd Street - (307')
4. Gotham Comedy Club - 208 West 23rd Street - (345')
5. Cafe Chelsea - 218 West 23rd Street - (386')
6. El Quijote - 222 West 23rd Street - (471')
7. Counter & Bodega - 216 7th Avenue - (111')
8. The Copper Still - 206 7th Avenue - (133')
9. Merchants NY - 190 7th Avenue - (254')
10. Kei - 191-195 7th Avenue - (231')
11. Bar Veloce - 176 7th Avenue - (450')
12. Petite Disco - 161 West 23rd Street - (322')

Schools & Churches

No schools and churches within 500' area.

Taco Bell Cantina
(wine, beer)

Bank



Residential

Counter & Bodega
216 7th Ave.

Deli



Vacant

The Copper Still
206 7th Ave.

7th
Avenue

NOT TO SCALE

BLOCK PLOT
211 7th Avenue
New York, NY
March 7, 2026

Fast Food

West 23rd Street

Vacant

Fast Food

Service Door

Veterinary

Paint
Store

Nail Salon

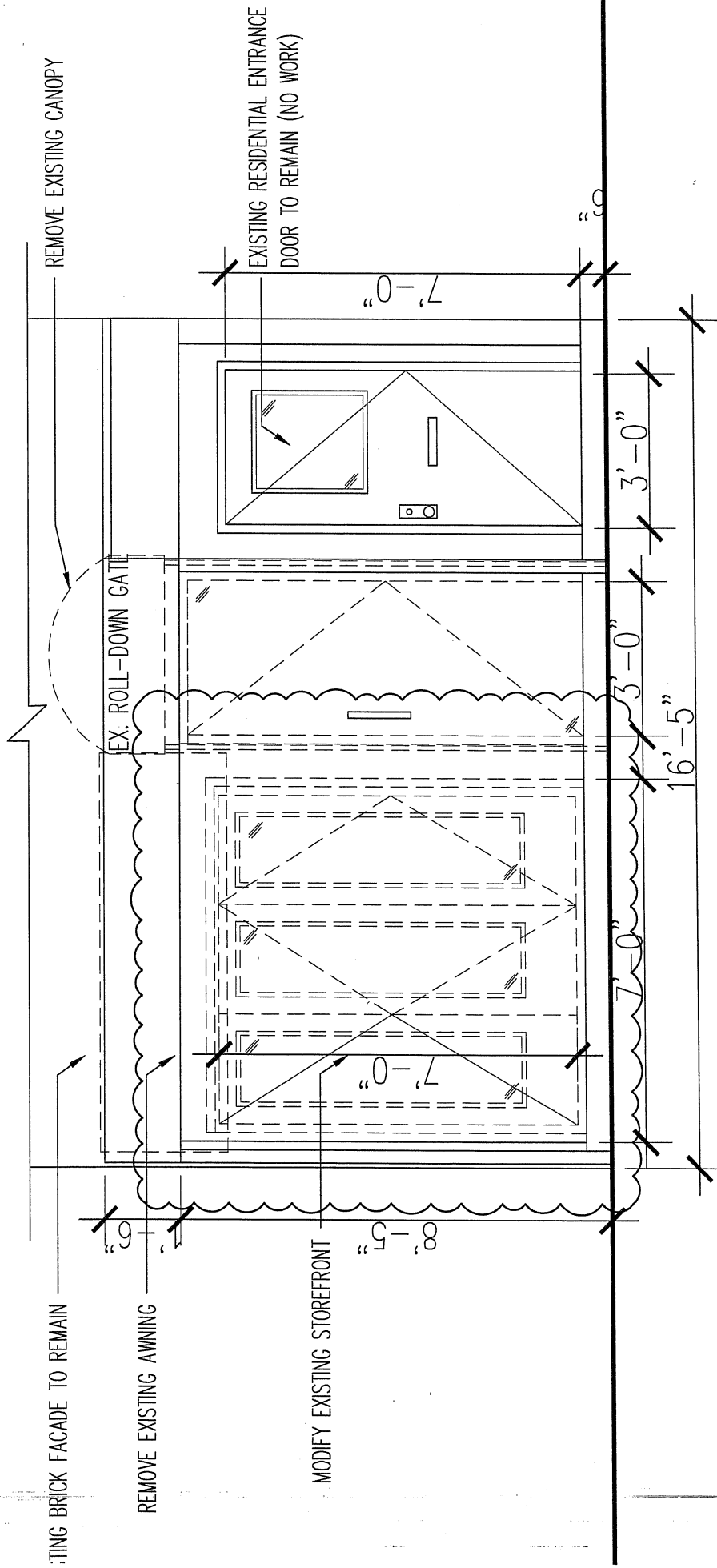
APPLICANT

Residential

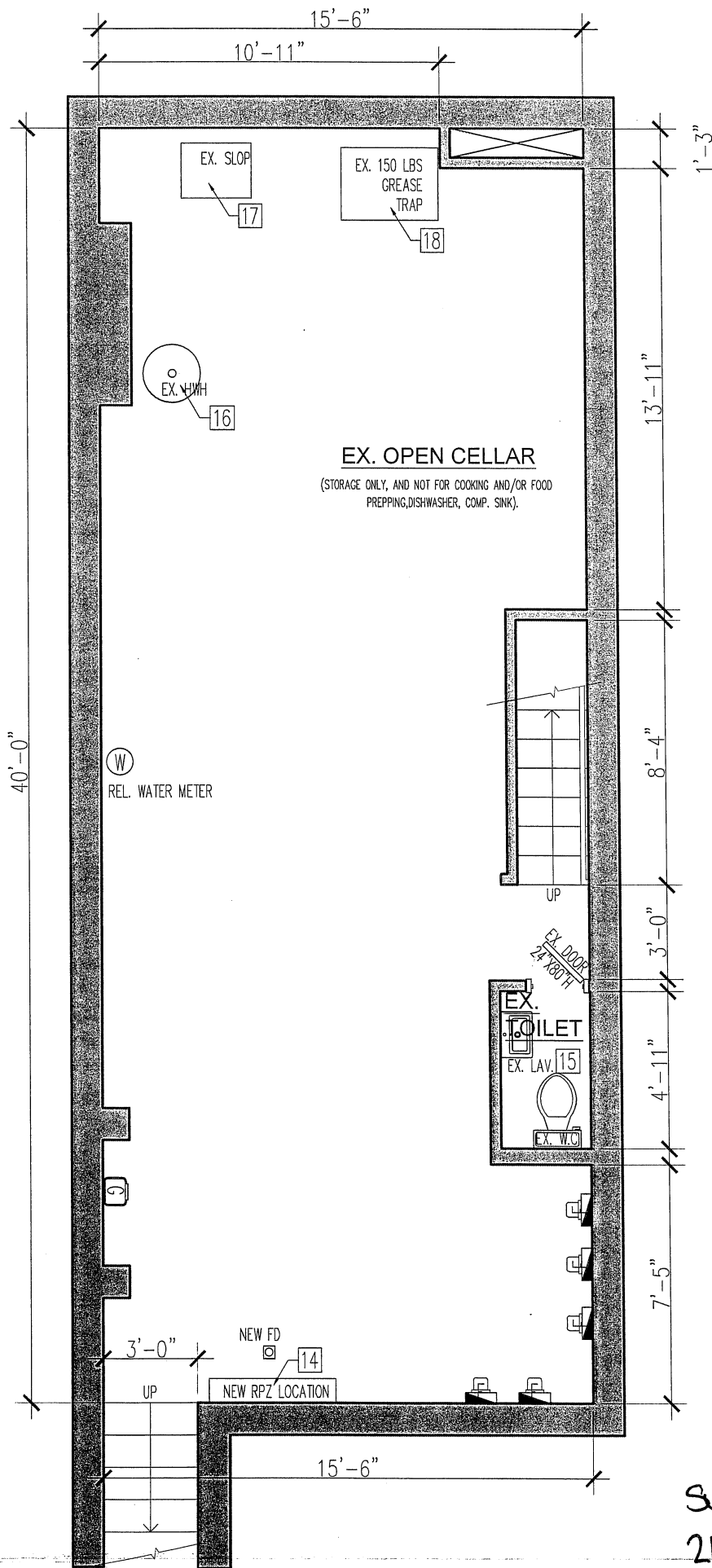
Tziki
(Food only)

West 22nd Street

Vacant



Sushi Heshizora Inc
 211 7th Avenue
 New York, NY 10011



PROPOSED CELLAR PLAN

SCALE: 1/4" = 1'-0"

Sushi Hoshizora Inc
211 7th Avenue
New York, NY 10011