

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License Stipulations Application

<b>CORPORATION NAME</b> ZAUO, Inc.		<b>DOING BUSINESS AS (DBA)</b> ZAUO	
<b>STREET ADDRESS</b> 152 West 24th Street		<b>CROSS STREETS</b> 6th & 7th Avenues	<b>ZIP CODE</b> 10011
<b>OWNER</b> <i>(Attach a list of all the people that will be associated/listed with the license)</i>	<b>NAME:</b> Takuya Takahashi	<b>ATTORNEY/ REPRESENTAIVE</b>	<b>NAME:</b> Alan J. Gardner, Esq.
	<b>PHONE:</b> (646)861-0300		<b>PHONE:</b> (212)227-1700
	<b>EMAIL:</b> takuya@harbor-house.co.jp		<b>EMAIL:</b> ajgard@agardnerlaw.com
<b>MANAGER</b>	<b>NAME:</b> t/b/d	<b>LANDLORD</b>	<b>NAME:</b> 152 West 24 Fee LLC
	<b>PHONE:</b>		<b>PHONE:</b> (212)712-6110
	<b>EMAIL:</b>		<b>EMAIL:</b> ashepansky@extelidev.com
<b>APPLICATION TYPE (Check One)</b>			
<input checked="" type="checkbox"/> <b>New</b>	Has applicant owned or managed a similar business?		<b>YES</b> <input checked="" type="checkbox"/> <b>NO</b> <input type="checkbox"/>
	What is/was the name and address of establishment?		Zauo Restaurant-Japan
	What were the dates applicant was involved with this former premise?		5 yrs (approx.)
<input type="checkbox"/> <b>Transfer</b>	What is the prior license # and expiration date?		
	Is applicant making any alterations or operational changes?		<b>YES</b> <input type="checkbox"/> <b>NO</b> <input type="checkbox"/>
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="checkbox"/> <b>Alteration</b>	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="checkbox"/> Liquor/Wine/Beer <input type="checkbox"/> Beer <input type="checkbox"/> Wine & Beer		
<b>ESTABLISHMENT TYPE</b>	<input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input checked="" type="checkbox"/>	June, 2017
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.	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input checked="" type="checkbox"/>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	

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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
<b>HOURS*</b> <i>(Indoor Only)</i>	<b>Operation</b>	11:30 am to 12:00 Daily Including Sunday						
	<b>Kitchen</b>	11:30 am to 11:00 am Daily Including Sunday						
	<b>Music</b>	11:30 am to 12:00 am Daily Including Sunday						
If you plan to have music, what type(s)? (Circle all that apply)		<input checked="" type="checkbox"/> BACKGROUND	<input type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE		

**OCCUPANCY**

	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
<b>INSIDE</b>		190	50	155	0	1	5
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	N.A.						
<b>SIDEWALK CAFÉ</b>	N.A.						

How many floors are there? What is the capacity for each floor?	3 Floors + Cellar Food Prep and Storage		
How frequently will the owner(s) be at the establishment?	Foreign (Japanese) Ownership		
Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?	YES	<input checked="" type="checkbox"/> NO	
Will applicant have bottle or table service for beverage alcohol?	<input checked="" type="checkbox"/> YES	NO	
Will you be hosting private, promotional or corporate events?	<input checked="" type="checkbox"/> YES	NO	
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="checkbox"/> NO	
Will you have a security plan? If, yes please attach.	YES	<input checked="" type="checkbox"/> NO	
Will security plan be implemented?	YES	<input checked="" type="checkbox"/> NO	
Will State certified security personnel be used?	YES	<input checked="" type="checkbox"/> NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	YES	NO	N.A.
Will applicant be using delivery bicycles? If yes, how many?	<input checked="" type="checkbox"/> YES	NO	t/b/d
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?	<input checked="" type="checkbox"/> YES	NO	
Where will delivery bicycles be stored during the day when not in use?	Inside Restaurant		

**LOCATION & ZONING**

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="checkbox"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="checkbox"/> YES	NO	
Is a Public Assembly permit required?	<input checked="" type="checkbox"/> YES	NO	
Are your plans filed with DOB?	<input checked="" type="checkbox"/> YES	NO	

**Community Notification/Relations**

<p><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</p>	# 1	All Chelsea Block Associations on List Provided Applicant by CB4	
	# 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?		May 23, 2017	
Where did applicant post the notice that was provided?			
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="checkbox"/> YES	NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="checkbox"/> YES	NO

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Not Known		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	NO <input checked="" type="checkbox"/>	
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="checkbox"/> YES	NO	Cosmetic Upgrade
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="checkbox"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="checkbox"/> NO	
Will applicant not place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	YES	<input checked="" type="checkbox"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	<b>FRENCH DOORS</b>		<b>GARAGE DOORS</b>
			<b>WINDOWS THAT CAN BE OPENED</b>
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="checkbox"/> YES	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="checkbox"/> 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	<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	NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="checkbox"/> YES	NO	
Will the establishment have an illuminated sign?	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	On Roof		
When was the air conditioner installed?			

**OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ**

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

## OUTDOOR ITEMS – SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant be applying for a sidewalk café now or in the future?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N.A.
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N.A.
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N.A.
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N.A.
Will applicant mark the perimeter of the café on the sidewalk?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N.A.
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N.A.
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N.A.
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N.A.
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N.A.
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N.A.
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?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N.A.
Will applicant use umbrellas?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N.A.
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N.A.

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

*To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.*

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

***To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.***



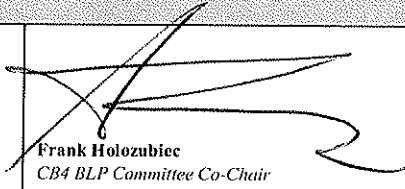
Manhattan Community Board 4 (MCB4) recommends:

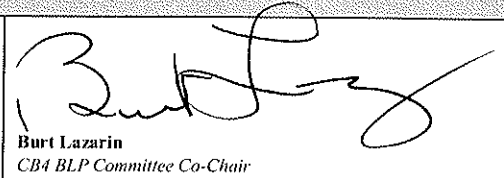
Denial unless all stipulations agreed to by applicant/owner are part of the method of operation

Denial  Approval

**CB4 REPRESENTATIVES**

  
Nelly Gonzalez  
CB4 Assistant District Manager

  
Frank Holozubiec  
CB4 BLP Committee Co-Chair

  
Burt Lazarin  
CB4 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 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

**SIGN HERE**



Takuya Takahashi

PRINT NAME OF APPLICANT

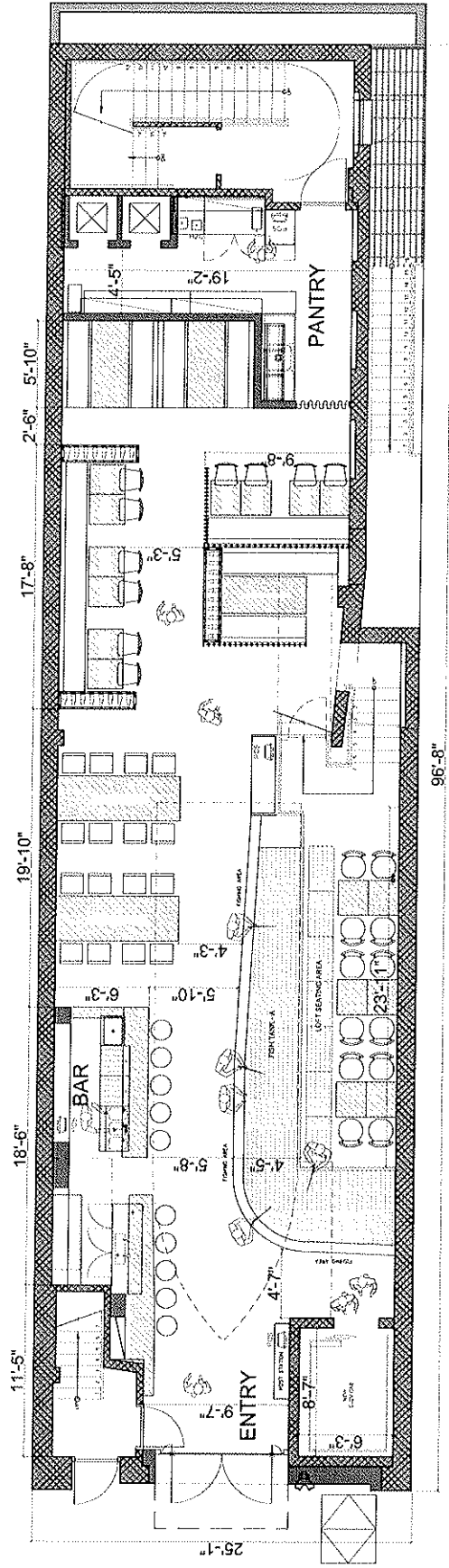


SIGNATURE OF APPLICANT

6/29/2017

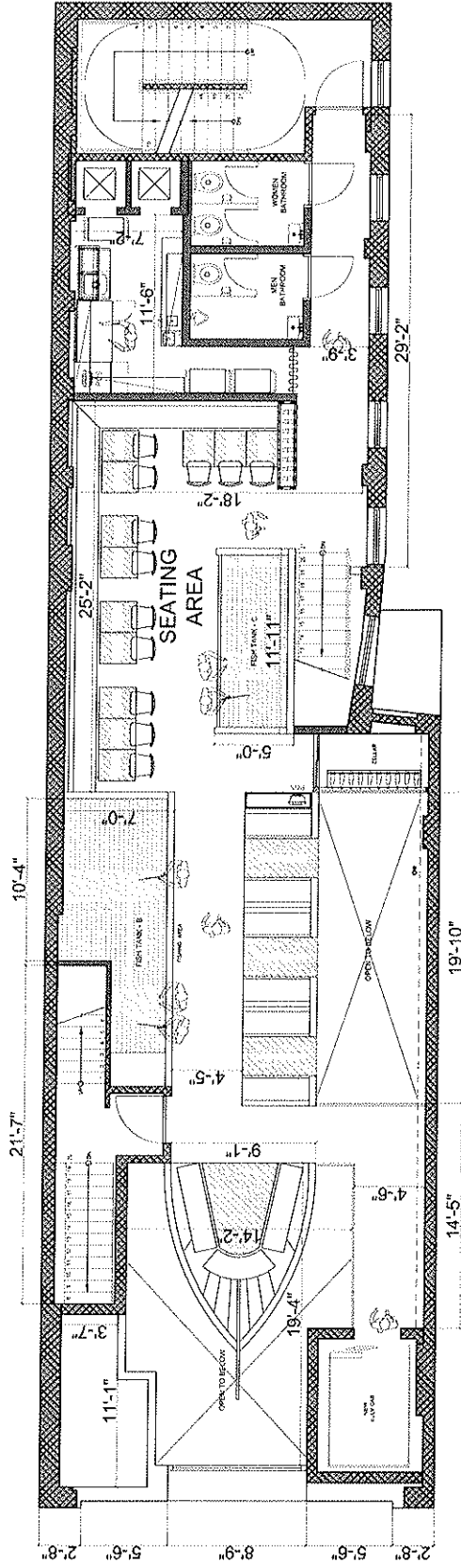
DATE 6/13/2017





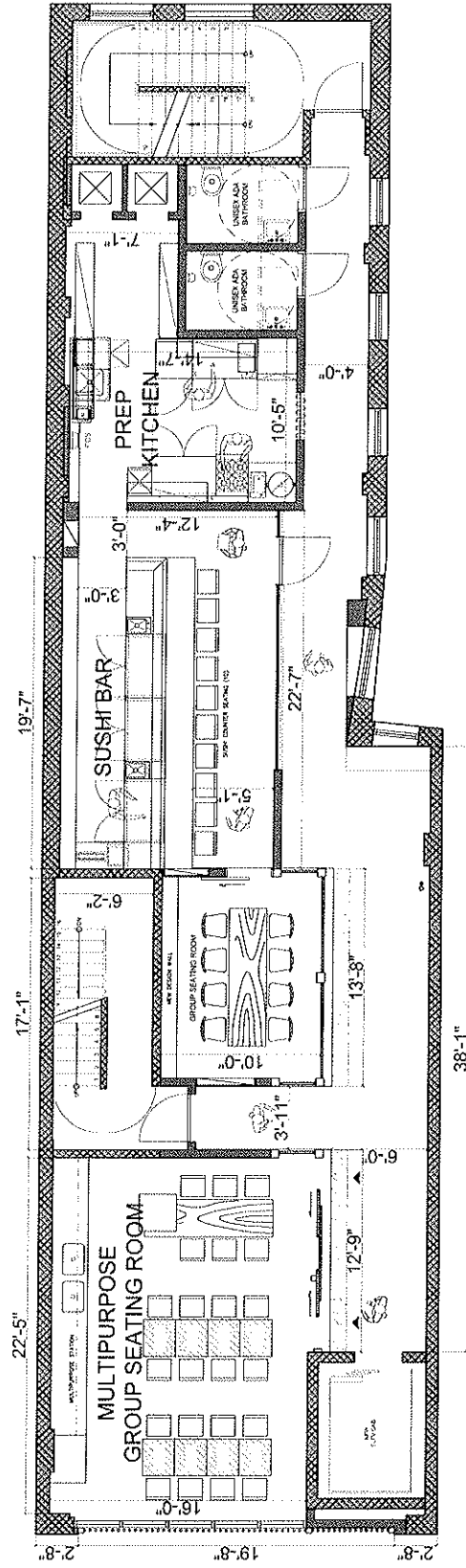
1st FLOOR  
 AREA: 2000 sq ft

ZAUO, Inc.  
 152 West 24th Street  
 New York, NY 10011  
 Floor Plan-1st Floor



2st FLOOR  
 AREA: 2000 sq ft

ZAUO, Inc.  
 152 West 24th Street  
 New York, NY 10011  
 Floor Plan-2nd Floor



3st FLOOR  
 AREA: 2000 sq ft

ZAUO, Inc.  
 152 West 24th Street  
 New York, NY 10011  
 Floor Plan-3d Floor

ZAUO, Inc.

Menu

●Appetizer

menu	price	Remarks
Kampachi tartare	24	with Caviar
Maguro&Toro Tartare	34	with Caviar
ZAUO style Carpaccio	25	
Negitoro Monaka	18	with Caviar
Lobster salad	18	
Ankimo Ponzu	15	foie gras of the sea
Kumamoto Oyster	15	
Sunomono	12	Shellfish,Cucumber&Wakame in Rice vineger
Seasonal Chawan Mushi	20	with Truffle
Uni Chawan Mushi	18	

●Soup

menu	price	Remarks
Miso Soup	3.00	Soy Beans Soup with Tofu & Seaweed
Akadashi Soup	6.00	Red Miso Soup with Nameko Mushroom
Asari Miso Soup	7.00	Soy Beans Soup with clams

●Vegetables

menu	price	Remarks
Edamame	6	Edamame Soaked in Dashi
Agedashi Tofu	8	Tofu lightly fried in a Savory Dashi broth
Oshinko	8	Assorted housemade pickles
Oshitashi	8	
Field Green Salad	9	Mixed Vegetables with ZAUO dressing
Yamaimo Isobe Age	14	Mountain Yam wrapped in Nori
Vegetable Tempura	18	Assorted fried vegetables with salt
Sashimi Salada	22	Sashimi,Mizuna,###,with ZAUO dressing
▶Whiet fish		
▶Salmon		

●Entrees

menu	price	Remarks
Saikyo Miso Black cod	26	
Organic Chicken	28	Grilled (half \$18)
Wagyu Beef	48	Grilled(half \$28)
Oyster	10	Tempura, Poached, Steamed, Grilled
Rock Shrimp	18	Tempura, Poached, Steamed, Grilled
Lobster	48	Tempura, Poached, Steamed, Grilled
King Crab	38	Tempura, Poached, Steamed, Grilled
Omakase	35	Tempura, Poached, Steamed, Grilled
Sea Urshin	18	Tempura, Poached, Steamed, Grilled

●Sashimi

menu	price	Remarks
Maguro	25	
Chu Toro	MP	

Maguro&Toro	MP	
Snapper(Tai)	25	
Fluke(Hirame)	25	
Kampachi	30	
Salmon	25	
Engawa	20	
Omakase Sashimi 7p	35	
Omakase Sashimi 9p	45	
Omakase Sashimi 13p	65	

●Sushi

menu	price	Remarks
Sushi 9p 1Roll	40	
Sushi 13p 1Roll Special	80	
Roll	9~15	
Ikura don	26	
salmon Oyako don	28	
Uni don	MP	
Kaisen don	36	

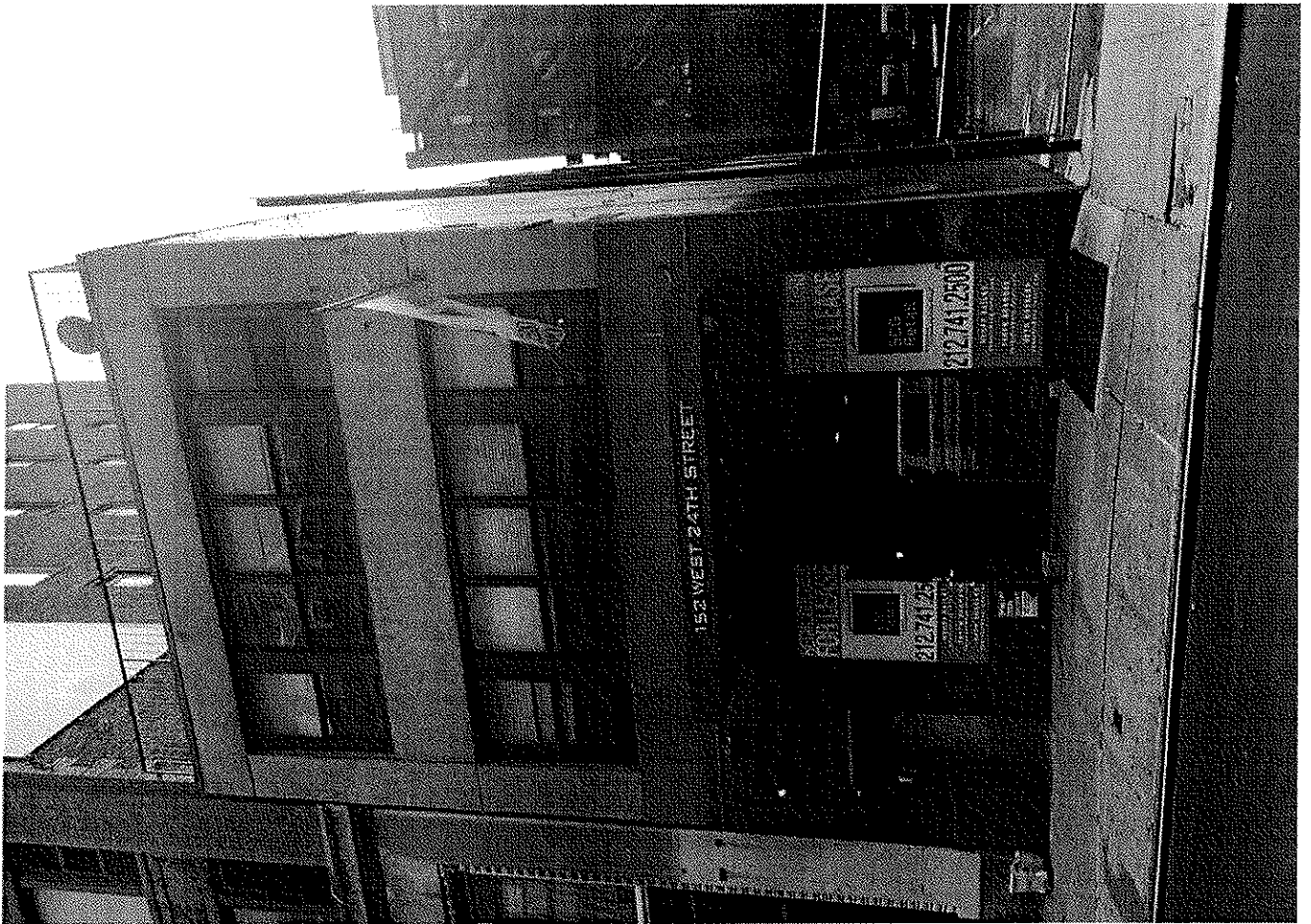
●Omakase

Omakase	40	Tasting menu for fishing person
Omakase	80	classic
Omakase	100	signature
Omakase	120	Premium

●Sushi 3F

Omakase	135	Sushi Omakase
Beverage	75	Pairring
Omakase	175	Sushi Kaiseki
Beverage	176	Pairring

Zauo, Inc.  
152 West 24th Street  
New York, NY 10011  
Exterior Photo 5/22/17





# 152 West 24th Street

## Legend

**LEGEND**

**On-Premise Licenses**

- On Premises Liquor
- ▲ On Premises Wine and Beer
- On Premises Beer

**Off-Premise Licenses**

- Off Premises Liquor
- ▲ Off Premises Wine
- Off Premises Beer

**Wholesale Licenses**

- ⊙ Wholesale

**Pending Licenses**

- Pending

**All Licenses**

- On Premises Liquor
- ▲ On Premises Wine and Beer
- On Premises Beer
- Off Premises Liquor
- ▲ Off Premises Wine
- Off Premises Beer
- ⊙ Wholesale
- Pending

**Churches**

- ⬇ Church

**Schools**

- ⊕ School

**Zones**

- Zone

**Communities\_Boards**

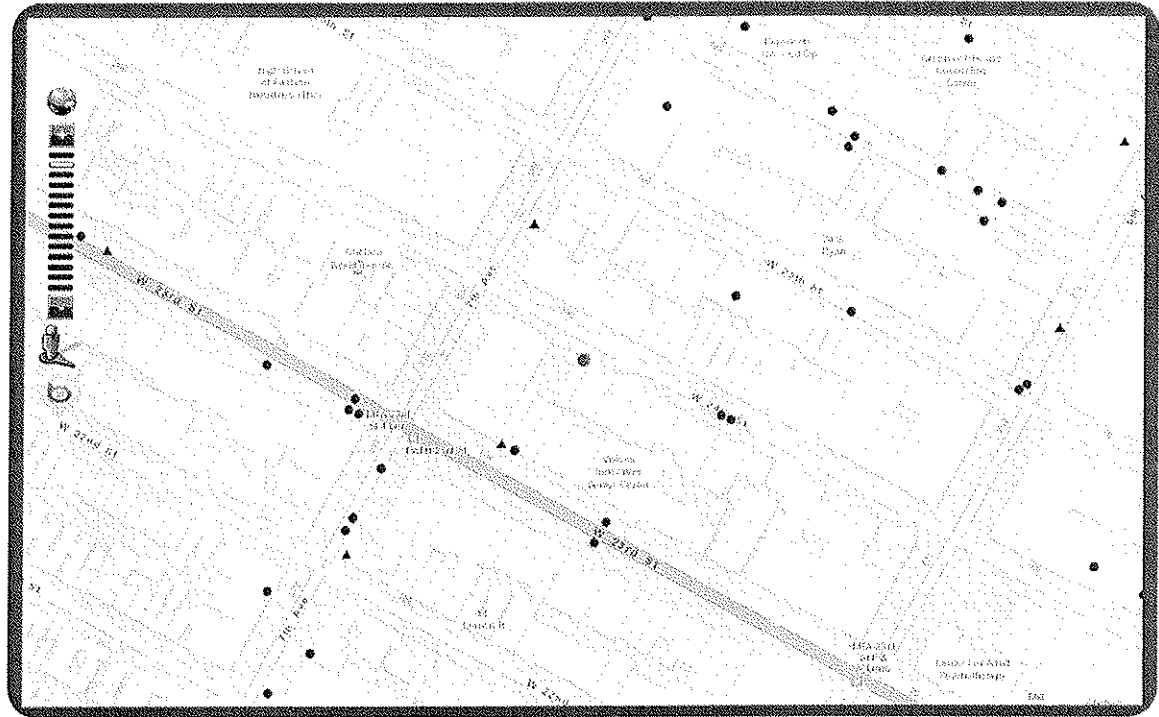
- Community Board

**Police\_Precincts**

- Precinct

**Countries**

- Country



Disclaimer: The NYS Liquor Authority is not responsible for the accuracy of maps or data obtained from third party source

ZAOU, Inc.

Diagram of Licensed Establishments Within 500 Feet

ZAUO, Inc.

Public Interest Statement

ZAUO, Inc. will open a unique nautically-themed Japanese restaurant in Manhattan's Chelsea neighborhood. The decor of the first two floors will include a boat from which customers can "catch your own" in a large tank stocked with a least ten different types of fish. The fish can then be prepared in any style for the customer to eat. The third floor will be an upscale restaurant featuring sushi and high-end Japanese seafood. The restaurant hopes to attract neighboring residents and families, as well as company gatherings. It should be a welcome addition to Chelsea's dining establishments, and will be open for both lunch and dinner.