

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

CORPORATION NAME Kuni's Corporation		DOING BUSINESS AS (DBA) Ikinari Steak	
STREET ADDRESS 154 7th Avenue		CROSS STREETS 19th & 20th Streets	ZIP CODE 10011
OWNER <i>(Attach a list of all the people that will be associated/listed with the license)</i>	NAME: Takashi Tsuchiyama	ATTORNEY/ REPRESENTATIVE	NAME: Robert S Bookman, Esq.
	PHONE: 917-388-3546		PHONE: 212-513-1988
	EMAIL: tsuchiyama@kuniscorp.com		EMAIL: rbookman@pandblegal.com
MANAGER	NAME: TBD	LANDLORD	NAME: 152 Seventh Avenue Realty LLC
	PHONE:		PHONE: 646-930-1085
	EMAIL:		EMAIL: smartri@renatusgroup.com
APPLICATION TYPE (Check One)			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> NO
	What is/was the name and address of establishment?	Ikinari Steak - 90 E 10th Street	
	What were the dates applicant was involved with this former premise?	February 2017 - Present	
<input type="checkbox"/> Transfer	What is the prior license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="checkbox"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input type="checkbox"/> Liquor/Wine/Beer <input type="checkbox"/> Beer <input checked="" type="checkbox"/> Wine & Beer		
ESTABLISHMENT TYPE	<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?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)									
HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	11a - 11p	11a - 11p	11a - 11p	11a - 11p	11a - 11p	11a - 11p	11a - 11p	11a - 11p
	Kitchen	SAA	SAA	SAA	SAA	SAA	SAA	SAA	
	Music	SAA	SAA	SAA	SAA	SAA	SAA	SAA	
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		
INSIDE		58	11	6	0	0	0		
OUTSIDE <i>(Other than sidewalk café)</i>	NA	NA	0	0	0	0	0		
SIDEWALK CAFÉ	NA	NA							
How many floors are there? What is the capacity for each floor?					Ground Floor: 58 Basement - Storage Only				
How frequently will the owner(s) be at the establishment?					Daily				
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?					YES	<input checked="" type="checkbox"/> NO			
Will you be hosting private, promotional or corporate events?					YES	<input checked="" type="checkbox"/> 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?					<input checked="" type="checkbox"/> YES	NO			
Will applicant be using delivery bicycles? If yes, how many?					YES	<input checked="" type="checkbox"/> NO			
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?					YES	NO	NA		
Where will delivery bicycles be stored during the day when not in use?					NA				

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

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	A mass email was sent to all the contacts on the list	
	# 2	provided by the community board	
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		NA	
Who was your contact person at each group you met with?		NA	
When did applicant post the notice that was provided?		Will posted by July 3rd	
Where did applicant post the notice that was provided?		In front of the premise	
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 917-388-3545
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

BUILDING DESIGN			
State the name and type of business previously located in the space.	Chelsea Deli		
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	Grocery Store
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant have a vestibule within the establishment?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will applicant use a storm enclosure?	<input type="checkbox"/> 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?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	NA
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 type="checkbox"/> YES	<input type="checkbox"/> NO	NA
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 type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have an illuminated sign?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Will the establishment have a canopy extending over the sidewalk?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	TBD		
When was the air conditioner installed?	TBD		

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

OUTDOOR ITEMS – SIDEWALK CAFÉ

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

ADDITIONAL STIPULATIONS: (Office Use Only)

- Applicant will take steps , such as taking names and phone numbers of waiting patrons, to minimize queuing of patrons on the sidewalk

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)

APPLICANT WILL TAKE STEPS,
SUCH AS TAKING NAMES
& PHONE NUMBERS OF
WAITING PATRONS, TO
MINIMIZE QUEUING
OF PATRONS ON SIDEWALK.



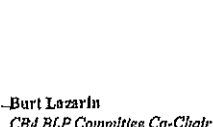
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ADDITIONAL STIPULATIONS: (Office Use Only), *Continued*

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:	<input checked="" type="radio"/> Denial unless all stipulations agreed to by applicant/owner are part of the method of operation <input type="radio"/> Denial <input type="radio"/> Approval
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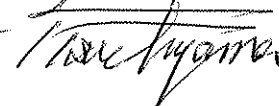
CB4 REPRESENTATIVES

 Nelly Gonzalez <i>CB4 Assistant District Manager</i>	 Frank Holzbiec <i>CB4 BLP Committee Co-Chair</i>	 Burt Lazarin <i>CB4 BLP Committee Co-Chair</i>
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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 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

SIGN HERE →	TAKASHI TSUCHIYAMA	 SIGNATURE OF APPLICANT	06/29/2017 DATE
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TAKASHI TSUCHIYAMA  07/11/2017

Proximity Report for Location:

June 26, 2017

154 7 Ave, New York, NY, 10011

* 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.

Closest Liquor Stores

Name	Address	Approx. Distance
CHELSEA WINE CELLAR INC	200 W 21ST STREET	405 ft
CHELSEA WINE COUNTRY INC	86 7TH AVENUE	960 ft
FORAGERS WINES CHELSEA LLC	231 8TH AVE	1045 ft
LANDMARK WINE & SPIRITS INC	167 W 23RD STREET	1045 ft
WINE GALLERY INC,THE	576 6TH AVENUE	1230 ft
SUEBOB LIQUOR INC	312 W 23RD STREET	1315 ft
MAHADEV INC	242 W 14TH ST	1385 ft

Churches within 500 Feet

Name	Approx. Distance
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Schools within 500 Feet

Name	Address	Approx. Distance
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On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
156 SEVENTH AVENUE GROUP LLC	156 7TH AVENUE	40 ft
160 BISTRO INC	160 7TH AVE	70 ft
PETER MCMANUS CAFE INC	152 7TH AVE	70 ft
223 WEST CORP	223 W 19TH ST	170 ft
MESTRE INC	172 7TH AVENUE	220 ft
FT SEVENTH AVE LLC	176 7TH AVENUE	275 ft
132 7TH AVE REST LLC	132 7TH AVE	320 ft
MEJO LLC	259 W 19TH ST	475 ft
119 7TH AVENUE CAFETERIA LLC	119 121 1/2 7TH AVE	510 ft
BKUK 9 CORP	197 7TH AVE	560 ft
FILLIP'S CATERING INC	200 202 7TH AVE	605 ft
MNY CHELSEA LLC	112 7TH AVENUE	655 ft
RUBY SLIPPERS HOSPITALITY CORP	135 W 18TH ST	700 ft
GUCKENHEIMER SERVICES LLC	245 249 W 17TH ST	725 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
B & P BROTHER'S CORP	419A GREAT E NECK RD	705 ft

Unmapped licenses within zipcode of report location

Name	Address
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IKINARI STEAK

STEAK

Each slice of meat is freshly cut in front of you based on your requested weight. We call it "Japan Cut". You can have your steak as thick as you like. So how hungry are you?



Japan Cut Ribeye 9 cents / gram

for example: 500g (17.6oz) - \$45
min. order 300g (10.6oz) - \$27



Japan Cut Sirloin 8 cents / gram

for example: 500g (17.6oz) - \$40
min. order 200g (7.1oz) - \$16



Japan Cut Filet 11 cents / gram

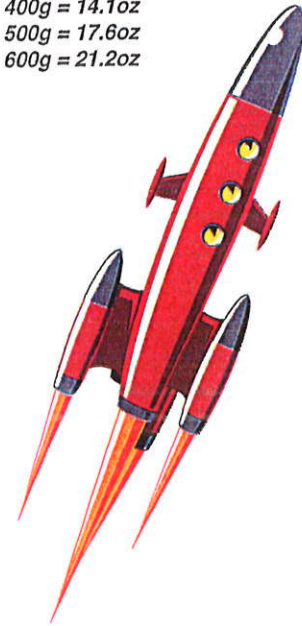
for example: 500g (17.6oz) - \$55
min. order 200g (7.1oz) - \$22



Assorted Steak 300g (10.6oz) - \$23 400g (14.1oz) - \$30

*Your steak is priced by weight (in gram units).
*We set the minimum order of grams to keep the thickness and provide our guests with the best steak experience.
*Actual weight may vary.

* 200g = 7.1oz
300g = 10.6oz
400g = 14.1oz
500g = 17.6oz
600g = 21.2oz



SIDES

- Soup - \$2
- Mixed Salad - \$2(S) \$4(R)
- Radish Salad - \$2(S) \$4(R)
- Rice - \$2
- Garlic Pepper Rice - \$6
- Rice & Salad Set - \$4
- Soup & Salad Set - \$4

DRINKS

- Wine - Bottle \$30 · Glass \$8
- Beringer Founder's Estate
- Red -
- Cabernet Sauvignon
- Merlot
- Pinot Noir
- White -
- Chardonnay
- Sauvignon Blanc
- Beer
- Sapporo Draft - \$8
- Sapporo Black - \$9
- Soft Drinks - \$4
- Coca Cola
- Coca Cola Zero
- Oolong Tea

*** Ikinari Steak is a Non-Tipping restaurant ***

**CAUTION HOT CAUTION HOT CAUTION HOT CAUTION HOT
CAUTION HOT CAUTION HOT CAUTION HOT CAUTION HOT**

ABOUT J-STEAK

いきなりステーキ
IKINARI STEAK

ORDER CUTS [*Japan Cut*]

Choice of Ribeye, Sirloin, or Filet.

Each slice of meat is freshly cut in front of you based on your requested weight.

We call it "Japan Cut". You can have your steak as thick as you like.

So how hungry are you?

**We set the minimum order of grams to keep the thickness and provide our guests with the best steak experience.*

**Your steak is priced by weight (in gram units).*

**Actual weight may vary.*

HOW IT'S DONE

Choice of Rare, Med-Rare, Medium, Well-Done.

We strongly recommend Rare because we believe you will enjoy the flavor of meat the fullest.

SPECIAL J-SAUCE

J-Sauce is our special blend of soy sauce based steak sauce.

Pour it on the sizzling platter and enjoy the flavor.

It is a perfect match for steak and rice.

We are sure you will love it!

ADDITIONAL FLAVORING

We provide Garlic paste, Mustard, Wasabi, and more for additional seasoning for you to add different flavors to enhance the experience of your steak.

Discover your favorite!

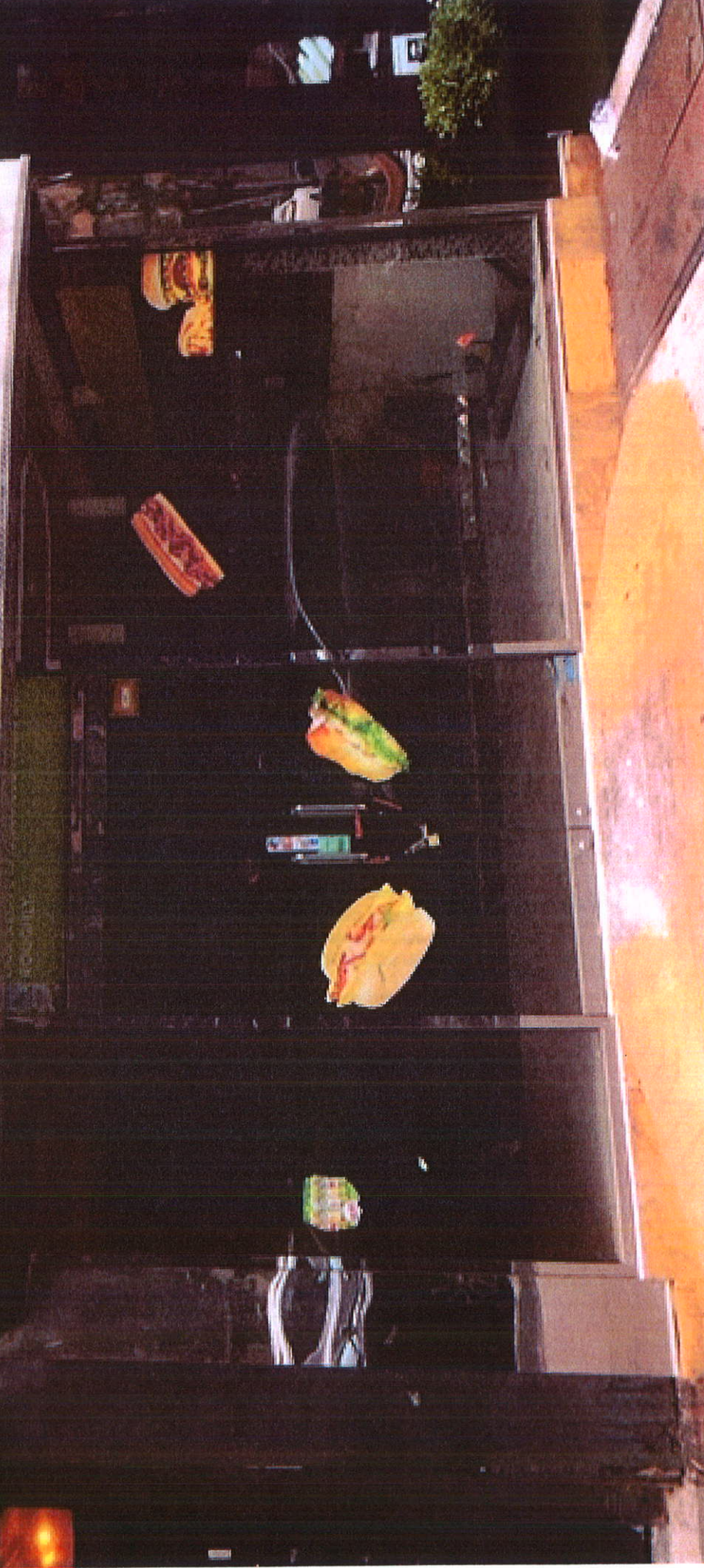
Executive Chef & Founder
Kunio Ichinose



*** Ikinari Steak is a Non-Tipping restaurant ***

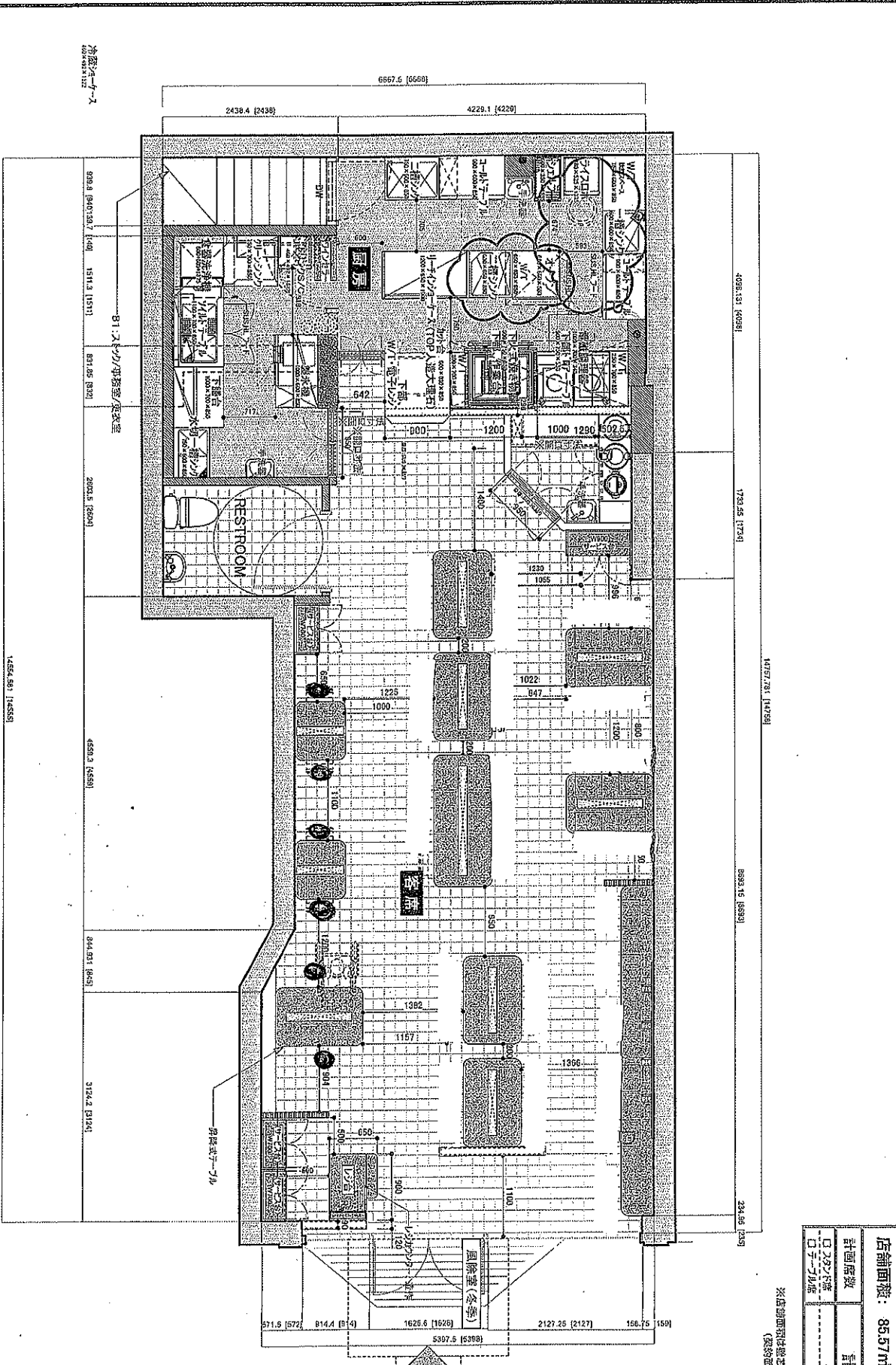
CHELSEA DELI

FREE DELIVERY 212-627-1319





GROUND FLOOR



PLAN

店舗面積: 85.57㎡ (25.88坪)

計画階数	計	4	階
□ 2階以上		4	階
□ 1階		0	階

※店舗面積は壁芯から測定した面積
(※床面積は床芯から測定)

建設者: 株式会社イデアプラス
 設計者: 株式会社イデアプラス
 建築士: 伊藤 浩一

IDEA+ 株式会社イデアプラス 一級建築士事務所
 The 1st Shinjuku Bldg. 5F-3-16, Yodokan, Chiyoda, TOKYO 100-0031

Project: いざり入子一キ 子ビル17h店 154 7th Ave 新築工事
 Architect: SHI
 Client: HYS
 Design: SHG
 Construction: FRK
 Date: 1/26/2017

平面詳細図
 Date: 23 May, 2017
 04-1

BASEMENT FLOOR

1623.8919 (1624)

PLAN
店舗面積: 100.18㎡(30.30坪)

