

THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003
Phone (212) 533-5300

www.cb3manhattan.org - info@cb3manhattan.org

Jamie Rogers, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval within Saturated Area

I, CHRISTY SHIBATA, as a qualified representative of Ronin Stones Inc
located at 69 Clinton Street, New York, NY agree to the following stipulations:

- I will operate a full-service restaurant, specifically a (type of restaurant) Japanese restaurant
 Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be:
Mon 12pm-12am; Tue 12pm-12am; Wed 12pm-12am;
Thu 12pm-12am; Fri 12pm-12am; Sat 12pm-12am; Sun 12pm-12am.

(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)

- I will not use outdoor space for commercial use.
- I will operate my sidewalk café no later than _____
- I will employ a doorman/security personnel on the following days: _____
- I will install soundproofing, _____
- I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances. I will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
- I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ DJs/ promoted events per _____, more than _____ private parties per _____
- I will play ambient recorded background music only.
- I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
- I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
- I will not participate in pub crawls or have party buses come to my establishment.
- I will not have unlimited drink specials, including boozy brunches, with food.
- I will not have a happy hour or drink specials with or without time limitations OR I will have happy hour and it will end by _____.
- I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- I will conspicuously post this stipulation form beside my liquor license inside of my business.
- Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: CHRISTY SHIBATA Phone Number: 646-416-0234

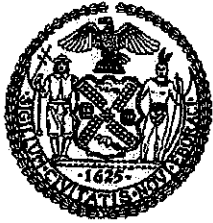
18. I will: _____

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed [Signature] Dated 12/19/17

Sworn to this 19 day of December 2017

ASMIR REDZEMATOVIC Notary Public
Notary Public, State of New York
No. 01RE6334113
Qualified in Kings County
Commission Expires Dec. 07, 2019



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Community Board 3 Liquor License Application Questionnaire

Today's Date: December 15, 2017

APPLICANT

1. Name of applicant and principle(s): Ronin Stones Inc. (Principles: Gaku Shibata, Christy Shibata)
2. Premise address: 69 Clinton Street
3. Cross streets: Clinton St, Rivington St
4. Trade name (DBA): Ronin Stones
5. Check which you are applying to: New liquor licence Alteration of an existing license Sale of assets
6. If alteration, describe nature of alteration: n/a
7. Is location currently licensed? Yes No
8. Type of license: n/a
9. Previous or current use of the location: take-out restaurant
10. Corporation and trade name of current location: n/a
11. Type of building and number of floors: multiple dwelling, 5 floors
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? Yes No 12a. What is the permitted occupancy indoors and outdoors? 20 persons
13. Do you plan to apply for Public Assembly permit? Yes No
14. What is the zoning designation (check zoning using <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2): R7A
15. How many licensed establishments are within 1 block? 7
16. How many On-Premise (OP) liquor licenses are within 500 feet? 15
17. Is premise within 200 feet of any school or place of worship? Yes No

PROPOSED METHOD OF OPERATION

18. Describe your method of operation: full-service restaurant
19. Will any other business besides food or alcohol service be conducted at premise? Yes No
20. If yes, please describe what type: _____
21. What are the proposed days/hours of operation (specify days/hours each day and hours of outdoor space if applicable):
Monday-Sunday, 12pm-12am 22. Total number of table: 2 23. Total number of seats: 12

24. How many stand-up bars/ bar seats are located on the premise? 1 counter, 6 seats (A stand up bar is any bar or counter, whether with seating or not, over which a patron can order, pay for, and receive an alcoholic beverage.)
25. Describe all bars (length, shape, and location): L-shaped counter, 6 ft on both sides, in dining room
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? 12pm-12am
28. What type of food is available for sale? Japanese food: grilled meat/fish, rice, noodles
29. Will a manager or principal always be on site? Yes No If yes, which? manager
30. How many employees will there be? 3-5
31. Do you have or plan to install French doors accordion doors or windows?
32. Will there be TVs/monitors? Yes No (If Yes, how many?) _____
33. Will premise have music? Yes No 33a. If Yes, what type of music? Live Music Juke box
 DJ Tapes/CDs/iPod
34. If other type, please describe: _____
35. What will be the music volume? Background (quiet) Entertainment level
36. Please describe your sound system: overhead speakers, connected to iPod
37. Will you host any promoted events, scheduled performances or any event at which a cover fee is charged? Yes No
38. If Yes, what type of events or performances are proposed and how often? _____
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? We will take phone numbers from waiting patrons and call them when space is available.
40. Will there be security personnel? Yes No 40a. If Yes, how many and when? _____
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? Close doors
42. Do you have sound proofing installed? Yes No 43. If not, do you plan to install sound-proofing? Yes No

APPLICANT HISTORY

44. Has this corporation or any principal been licensed previously? Yes No If yes, please indicate name of establishment(s): Yopparai, Azasu
45. Address: Yopparai 151 Rivington St, Azasu 49 Clinton St 47. Community Board # 3
46. Dates of operation: Yopparai: March 2012-present; Azasu: April 2014-present
47. Has any principal had work experience similar to the proposed business? Yes No If yes, explanation of experience or resume. owners of Japanese restaurants (Yopparai, Azasu)
48. Does any principal have other businesses in this area? Yes No If yes, give trade name and describe type of business: see #44 above: Yopparai, Azasu Japanese restaurants
49. Has any principal had SLA reports or action within the past 3 years? Yes No If yes, attach list of violations and dates of violations and outcomes.

COMMUNITY OUTREACH

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups.

Proximity Report for Location:

December 20, 2017

69 Clinton St, New York, NY, 10002

* 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
EAST VILLAGE WINE & LIQUORS INC	80-82 CLINTON ST	190 ft
TURTLE DOVE LLC	28 30 CLINTON ST	425 ft
SALGIRAH CORP	141 ESSEX ST	710 ft
EAST HOUSTON STREET WINE & LIQUOR INC	250 E HOUSTON ST	985 ft
DISCOVERY WINES LLC	16 AVE B	1065 ft
LOON CHUN INCORPORATED	45 PITT STREET	1130 ft
FLYNN MCCLURE INC	100 STANTON ST	1225 ft

Churches within 500 Feet

Name	Approx. Distance
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Schools within 500 Feet

Name	Address	Approx. Distance
LOWER EAST SIDE PREP SCHOOL	145 STANTON ST 4TH FL	340 ft
CHANCELLOR'S MODEL SCHOOL PROJ	145 STANTON ST	340 ft

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
BLACK ROSE HOSPITALITY GROUP LLC	67 CLINTON ST	25 ft
68 CLINTON RESTAURANT ASSOCIATES LLC	68 CLINTON ST	35 ft
ICHIBAN 71 CLINTON INC	71 CLINTON ST	35 ft
J SALT LLC	63 CLINTON ST	60 ft
GREY CRESCENT LLC	76 CLINTON ST	110 ft
76 CLINTON RESTAURANT LTD	76 CLINTON ST	120 ft
79 CLINTON RESTAURANT GROUP LLC	79 CLINTON ST	120 ft
RIVINGTON F & B LLC	155 RIVINGTON ST	130 ft
174 RIVINGTON STREET CORP	174 RIVINGTON ST	200 ft
151 SG PROPS LLC	151 RIVINGTON ST	205 ft
AZASU INC	49 CLINTON ST	210 ft
BETA CLINTON CORP	37 39 CLINTON STREET	335 ft
CLINTON STREET RESTAURANT LLC	29 CLINTON ST	420 ft
AVIR LLC	29 CLINTON ST AKA168STANTON ST	425 ft
PRAGUE LLC	131 RIVINGTON ST	475 ft
ADR RESTAURANT INC	168 DELANCEY STREET	550 ft

Name	Address	Approx. Distance
MOSCOW 57 LLC	168 1/2 DELANCEY ST	570 ft
HI DELANCEY RESTAURANT LLC	148-150 DELANCEY ST	595 ft
SC DELANCEY LLC	148 DELANCEY ST	595 ft
122-124 RIVINGTON CORP	122-124 RIVINGTON ST.	615 ft
106 NORFOLK RESTAURANT, INC.	106 NORFOLK ST - SOUTH STORE	635 ft
106 NORFOLK STREET LLC	106 NORFOLK ST - NORTH STORE	635 ft
RIVINGTON CAFE CORP	123 RIVINGTON STREET	655 ft
EHD RESTAURANT II LLC	120 RIVINGTON ST	660 ft
GUAPO BODEGA LLC	146 ESSEX STREET	700 ft
PENNSYLVANIA JAYCOX INC	118 RIVINGTON STREET	700 ft
PMMR LLC	188 SUFFOLK ST	710 ft
133 ESSEX RESTAURANT LLC	133 ESSEX ST	725 ft
120 ESSEX MARKET LLC	120 ESSEX STREET	730 ft
SOUTH CENTRAL RESTAURANT LLC	151 ESSEX ST	745 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
NOVA ERA INC	43 CLINTON ST	225 ft
131 RIVINGTON STREET RESTAURANT LLC	131 RIVINGTON ST	440 ft
ABASTO LES LLC	152 STANTON ST	500 ft
KINGS CO IMPERIAL LLC	168 1/2 DELANCEY ST	525 ft
LA CONTENTA INC	102 NORFOLK ST	565 ft

Unmapped licenses within zipcode of report location

Name	Address
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