



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003
Phone (212) 533-5300
www.cb3manhattan.org - mn03@cb.nyc.gov

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, Brandon Freid, as a qualified representative of 11th Street Sushi LLC
located at 320 East 11th Street, New York, NY agree to the following stipulations:

- 1. I will operate a full-service restaurant, specifically a (type of restaurant) sushi restaurant
Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be:
Mon 11am to 11pm; Tue 11am to 11pm; Wed 11am to 12 midnight
Thu 11am to 12 midnight; Fri 11am to 12 midnight; Sat 11am to 12 midnight; Sun 11am to 12 midnight.
3. I will not use outdoor space for commercial use.
4. I will operate my sidewalk cafe no later than N/A
5. I will employ a doorman/security personnel on the following days: N/A
6. I will install soundproofing, N/A
7. I will close any front or rear facade 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.
8. 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
9. I will play ambient recorded background music only.
10. 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.
11. I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12. I will not participate in pub crawls or have party buses come to my establishment.
13. I will not have unlimited drink specials, including boozy brunches, with food.
14. 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.
15. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. 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: Jeremy Poon Phone Number: 718 216 7668

18. I will:

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

Signed [Signature]

Sworn to this 16 day of DECEMBER 2019

Dated 12/16/19

Christie Chen Notary Public

NOTARY PUBLIC-STATE OF NEW YORK
No. 01CH6290083
Qualified in Kings County
My Commission Expires 10-07-2021





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Community Board 3 Liquor License Application Questionnaire

Today's Date: 12/16/19

APPLICANT

- Name of applicant and principle(s): Brandon Freid
- Premise address: 320 East 11th Street
- Cross streets: between 1st and 2nd AVE
- Trade name (DBA): sushi Lab
- Check which you are applying to: New liquor licence Alteration of an existing license Sale of assets
- If alteration, describe nature of alteration: _____
- Is location currently licensed? Yes No
- Type of license: Beer and Wine only
- Previous or current use of the location: retail clothing + jewelry store
- Corporation and trade name of current location: Cori McKeon Ltd, Cori McKeon
- Type of building and number of floors: class B, 4 stories
- 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? _____
- Do you plan to apply for Public Assembly permit? Yes No
- What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2): R8b
- How many licensed establishments are within 1 block? 9
- How many On-Premise (OP) liquor licenses are within 500 feet? 4
- Is premise within 200 feet of any school or place of worship? Yes No

PROPOSED METHOD OF OPERATION

- Describe your method of operation: sushi restaurant, Omakase Japanese style
- Will any other business besides food or alcohol service be conducted at premise? Yes No
- If yes, please describe what type: _____
- What are the proposed days/hours of operation (specify days/hours each day and hours of outdoor space if applicable):
mon and tue 11am to 11pm
wed thru sun 11am to 12 midnight
- Total number of table: 10
- Total number of seats: 24

24. How many stand-up bars/ bar seats are located on the premise? 8 (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): sushi counter for sitting only to order
26. Does premise have a full kitchen? Yes No food and drinks
27. What are the hours kitchen will be open? kitchen will be open for sushi from open till close
28. What type of food is available for sale? sushi omakase style
29. Will a manager or principal always be on site? Yes No If yes, which? manager
30. How many employees will there be? 15
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: receiver with 2 speakers to play background music
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? there are 2 parking garages on the block and we only have 24 seats and no standing
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? we are reservations only
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): Cosens Sanctuary LLC
45. Address: 132 West 47th Street New York 10036 47. Community Board # 6
46. Dates of operation: MAY 2012 and currently still in operation
47. Has any principal had work experience similar to the proposed business? Yes No If yes, explanation of experience or resume. currently at COSENS SANCTUARY I operate a sushi operations
48. Does any principal have other businesses in this area? Yes No If yes, give trade name and describe type of business: _____
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.

ATTENTION RESIDENTS & NEIGHBORS

11th Street Sushi LLC

7182167668

Company/DBA Name and Contact Number for Questions

plans to open a

Restaurant

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

320 East 11th Street

Building Number and Street Name (Address)

This establishment is seeking a license to serve

Beer and Wine

Beer & Wine or Beer

2122471355

Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 3
With any questions or concerns.
mn03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

第 3 社區居民 請注意

11th street sushi LLC

7182167668

公司名字(Company) and/和 聯繫人的資料 (Contact Info)

Plans to open a (以上的店主想要在第 3 社區申請生意相關牌照擴展生意)

Restaurant

(請選擇/please choose)

酒吧 (Bar) / 餐館 (Restaurant)

戶外咖啡 (Sidewalk Café) or 或者

後院花園咖啡(Backyard Use)

320 East 11th Street

Address/生意地址

seeking a license to serve(以上的店主想要請以下相關酒牌照)

Beer and Wine

(請選擇/please choose)

啤酒和酒牌照 (Beer & Wine)

or/或者

啤酒牌照 (Beer) or/或者

酒和烈酒牌照 (Wine & Liquor)

如有任何疑問或關注，請聯繫申請者或第三社區委員會

mn03@cb.nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

11th Street Sushi LLC
Company Name/ Contact Info

7182167668
Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

Restaurant
(Please choose) Bar/Restaurant
sidewalk café/backyard use

(Favor de escoger) una Barra/un Restaurante
un café de acera o un patio de atrás

320 East 11th Street
address

dirección

Seeking a license to serve

En búsqueda de una
licencia para servir:

Beer and Wine
Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

At COMMUNITY BOARD 3
SLA & DCA Licensing
Committee Meeting

En la JUNTA COMUNITARIA 3
La reunión del Comité
de Licencias del SLA y del DCA

Si hay preguntas o inquietudes, favor de comuníquese con el solicitante o
la Junta Comunitaria 3.

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