



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

Tareake Dorill, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, Kaibin Ou, as a qualified representative of Yokox Omakase Inc
 located at 41 Avenue B, New York, NY agree to the following stipulations:

1. I will operate a full-service restaurant, specifically a (type of restaurant) _____
 Kitchen open and serving food every night during all hours of operation.
 2. My hours of operation will be:
 Mon 5 00 pm - 11 00 pm ; Tue 5 00 pm - 11 00 pm ; Wed 5 00 pm - 11 00 pm ;
 Thu 5 00 pm - 11 00 pm ; Fri 5 00 pm - 11 00 pm ; Sat 5 00 pm - 11 00 pm ; Sun 5 00 pm - 11 00 pm .
 (I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)
 3. I may apply for sidewalk and/or roadbed dining as allowed by the temporary Open Restaurants program but will close all outdoor dining by 10.00 p.m. all days and not have any music, speakers or tv monitors. I will not have commercial use of backyard, sideyard, or rooftop. Any approved outdoor space will close no later than 10:00 p.m.
 4. 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.
 5. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ private parties per _____.
 6. I will play ambient recorded background music only. 0 number of TVs.
 7. 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.
 8. I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
 9. I will not apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.
 10. I will not participate in pub crawls or have party buses come to my establishment.
 11. I will not have unlimited drink specials, including boozy brunches, with food.
 12. 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 _____. **Please indicate one of the above**
 13. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
 14. I will conspicuously post this stipulation form beside my liquor license inside of my business.
 15. 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: Kaibin Ou Phone Number: 347-891-1888
16. I will: _____

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

Signed Kaibin Ou Dated 10/25/2023

Sworn to this 25 day of October, 2023

NAN ZHOU
 NOTARY PUBLIC STATE OF NEW YORK
 Registration No. 01ZH6435062
 Qualified in Richmond County
 Commission Expires JUNE 21, 2026



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Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Today's Date: 10/23/23

APPLICANT

1. Name of applicant and principle(s): Yokox Omakase Inc
2. Premise address: 41 Avenue B, New York, NY 10009
3. Cross streets: 3th Street
4. Trade name (DBA): TBD
5. Check which you are applying to: New liquor license 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: Tavern Wine
9. Previous or current use of the location: Vacant retail space
10. Corporation and trade name of current location: N/A
11. Type of building and number of floors: Mixed-Use; 7 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? 30
13. Do you plan to apply for Public Assembly permit? Yes No
14. 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): R7A
15. How many licensed establishments are within 1 block? 2
16. How many On-Premise (OP) liquor licenses are within 500 feet? 13
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: Sushi Eatery
19. Will any other business besides food or alcohol service be conducted at premise? Yes No
20. If yes, please describe what type: N/A
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): 7 days a week. 5pm-11pm
22. Total number of table: only sushi bar 23. Total number of seats: 13
24. How many stand-up bars / bar seats are located on the premise? 1

(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): Rectangle. 12 SF wide, 15 SF Long, Location TBD
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? Food will be served during all hours of operation
28. What type of food is available for sale? JAPANESE SUSHI
29. Will a manager or principal always be on site? Yes No If yes, which? KAIBIN OU AND AN LIN
30. How many employees will there be? 6
31. Do you have or plan to install? French doors accordion doors windows N/A
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 Jukebox
 DJ Tapes / CDs / iPod
34. If other type, please describe: N/A
35. What will be the music volume? Background (quiet) Entertainment level
36. Please describe your sound system: CD PLAYER
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? N/A
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? _____
Applicant will ensure there will be no wait lines by taking reservations in advance to avoid any crowds.
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? _____
Applicant will train staff to ensure that volume is in compliance with all local laws and regulations
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): N/A
45. Address: N/A 45a. Community Board N/A
46. Dates of operation: N/A
47. Has any principal had work experience similar to the proposed business? Yes No If yes, explanation of experience or resume.
48. Does any principal have other business in the 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

YOKOX OMAKASE INC

Company/OMA Name and Contact Number (Contact Info)

plans to open a

SUSHI EATERY

(Please choose) Bar/Restaurant/Club and other (Please choose) 酒吧/餐廳/俱樂部及其他

at the following location

41 AVENUE B

Building Number and Street Name (Address)

This establishment is seeking a license to serve

BEER AND WINE

Beer and Wine or Beer/Wine & Liquor

Application On: 3/17/2014 1883

Application Number

Contact the applicant at 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

YOKOX OMAKASE INC

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

Plans to open a (以上的店主要想開以下相關酒牌生意)

SUSHI EATERY

(請選擇) 酒吧/餐廳/俱樂部/其他 (Please choose) 酒吧/餐廳/俱樂部/其他
戶外咖啡館 (Sidewalk Café) 或 後院咖啡館 (Backyard Use)

41 AVENUE B

地址/街道地址

seeking a license to serve (以上的店主要想開以下相關酒牌)

BEER AND WINE

啤酒和葡萄酒或啤酒/葡萄酒及烈酒 (Beer & Wine or Beer/Wine & Liquor)

Application On: 3/17/2014 1883

申請號碼

Contact the applicant at COMMUNITY BOARD 3

with any questions or concerns.

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NEIGHBORHOOD RESIDENTS & NEIGHBORS
VECINOS DE LA COMUNIDAD

YOKOX OMAKASE INC

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

SUSHI EATERY

(Please choose) Bar/Restaurant/Sidewalk Café/Backyard Use

(Puede de elegir) una barra/un restaurante un café de acera o un patio de atrás

41 AVENUE B

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



ATTENTION RESIDENTS & NEIGHBORS

YORK CARBON INC.
Please to open a
SUSHI EATERY
at the following location
41 AVENUE B
BEER AND WINE

RETAIL SPACE FOR L

**NEIGHBORING RESIDENTS
VECINOS DE LA COMUNIDAD**

YORK CARBON INC.
Please to open a
SUSHI EATERY
at the following location
41 AVENUE B
BEER AND WINE

Best New York Smoke Inc.
Vape



Yokox omakase menu

One person 100

3 Appetizer

12 nigiri

1 hand roll

Appetizer

Toro tartar with caviar
oyster

King salmon pastrami

Zuki tako

Sashimi salad

Sea food civiche

Tuna avocado with soy wasabi

Salmon yuzu miso

Sushi menu

Akami

Lean tuna.

Chu-toro.

Medium fatty tuna.

O toro.

Fatty tuna.

Sake.

King salmon

Kanpachi.

Amber jack.

Hotate.

Sea scallop

Madai.

Red seabream.

Botan Ebi.

Sweet shrimp

King card

Hokkaido uni

sea urchin

A5 Wayu

Unagi

Fresh water eel

Ikura

Salmon roe

Shima aji

striped jack

Aji

Horse mackerel

Kimmedai

Goldeneye snapper

Nodoguro

Sea perch

Saba

Japanese mackerel

Hand roll
Spicy scallops
Bake snow card
Negi Toro
Salmon skin