



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

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, Max Goldberger, as a qualified representative of Moko Omakase LLC, located at 138 2nd Avenue, New York, NY agree to the following stipulations:

1. I will operate a full-service restaurant, specifically a (type of restaurant) Japanese/Sushi Bar & Cafe
 Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be:
 Mon 8am-3pm, 5pm-10pm ; Tue 8am-3pm, 5pm-10pm ; Wed 8am-3pm, 5pm-10pm ;
 Thu 8am-3pm, 5pm-12am ; Fri 8am-3pm, 5pm-12am ; Sat 8am-3pm, 5pm-12am ; Sun 8am-3pm, 5pm-12am .
 (I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)
3. I will not use outdoors commercially.
4. I may apply for sidewalk and/or roadbed dining as allowed 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.
5. 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.
6. 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 _____.
7. I will play ambient recorded background music only. _____ number of TVs.
8. 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.
9. I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3 and after one year of operation.
10. I will not apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.
11. I will not participate in pub crawls or have party buses come to my establishment.
12. I will not have unlimited drink specials, including boozy brunches, with food.
13. 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 6pm . - **Please indicate one of the above** -
14. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
15. I will conspicuously post this stipulation form beside my liquor license inside of my business.
16. 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: Max Goldberger Phone Number: 856-304-6681

17. I will: _____

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

Signed [Signature]

Dated 12/11/2024

Sworn to this _____ day of 12/11/2024

Notarized online using audio-video communication
 Matthew Tennenbaum
 Electronic Notary Public
 State of New Jersey
 Commission #: 50185934
 Commission Expires: 02/16/2027

Notary Public [Signature]



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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: 12/2/2024

APPLICANT

1. Name of applicant and principle(s): Moko Omakase LLC- Principal: Max Goldberger
2. Premise address: 138 2nd Avenue, New York, NY 10003
3. Cross streets: St Marks Place & East 9th Street
4. Trade name (DBA): Moko
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: _____
7. Is location currently licensed? Yes No
8. Type of license: _____
9. Previous or current use of the location: Existing establishment
10. Corporation and trade name of current location: _____
11. Type of building and number of floors: Mixed use- 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? 74
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? 4
16. How many On-Premise (OP) liquor licenses are within 500 feet? 18
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: Japanese Sushi Bar
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): Mon-Wed: 5pm-10pm; Thurs-Sun: 5pm-12am (no outdoor space)
22. Total number of table: 6 23. Total number of seats: 32 (17 table seats, 15 sushi bar seats)
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): Curved L-Shaped Bar on ground floor- 20 feet
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? All hours of open operation
28. What type of food is available for sale? Sushi/Japanese
29. Will a manager or principal always be on site? Yes No If yes, which? Max Goldberger
30. How many employees will there be? 7
31. Do you have or plan to install? French doors accordion doors 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 Jukebox
 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: Simple speakers with volume control
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? _____
Reservation system with text notification
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? _____
Designated employee/staff person assigned to insure no loitering outside of the establishment
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): _____
45. Address: _____ 45a. Community Board _____
46. Dates of operation: _____
47. Has any principal had work experience similar to the proposed business? Yes No If yes, explanation of experience or resume.*Existing establishment since 2021
48. Does any principal have other business in the area? Yes No If yes, give trade name and describe type of business: Shiso restaurant- 214 East 9th Street
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.

MOKO OMAKASE LLC d/b/a MOKO
138 2nd Avenue, New York, NY 10003

Omakase Menu



Dinner

15 Course Omakase / 95

1 Appetizer – Miso Soup
homemade with fresh shitake mushrooms, tofu, and scallions

13 pieces of our daily fresh nigiri

1 Dessert
homemade strawberry ice cream

Complimentary tea with dinner

MOKO

OMAKASE

FIFTEEN COURSE

Miso Soup
Seasonal Appetizer \$95
Chef's Choice of 12 Pieces of Nigiri

EIGHTEEN COURSE

Miso Soup
Two Seasonal Appetizers \$120
Chef's Choice of 14 Pieces of Nigiri

DESSERT

Seasonal Fruit Panna Cotta

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.

Proximity Report For:

Location	138 2nd Ave, New York, New York, 10003
Geocode	Latitude: 40.72882 longitude: -73.98727
Report Generated On	12/2/2024

8 Closest Liquor Stores

Name	Address	Distance
SAKAYA INC License ID: 0100-22-116932 Legacy Serial No.: 1189050	324 E 9TH STREET (WEST STORE) 1ST & 2ND AVE. NEW YORK, New York 10003	169 ft
MIAT LIQUORS INC License ID: 0100-22-118312 Legacy Serial No.: 1023526	166 2ND AVE NEW YORK, New York 10003	492 ft
MRN LIQUOR INC License ID: 0100-21-115430 Legacy Serial No.: 1284586	16 ST MARKS PL NEW YORK, New York 10003	522 ft
EAST VILLAGE WINES & SPIRITS INC License ID: 0100-23-123702 Legacy Serial No.: 1302369	138 1ST AVE NEW YORK, New York 10009	745 ft
S & P LIQUOR & WINE CORP License ID: 0100-22-117172 Legacy Serial No.: 1281498	89 2ND AVE NORTH STORE NEW YORK, New York 10003	846 ft
PURE WINE NYC LLC License ID: 0100-22-117302 Legacy Serial No.: 1341685	86 E 10TH ST NEW YORK, New York 10003	1,032 ft
CARMAD INC License ID: 0100-21-114480 Legacy Serial No.: 1023546	224 226 1ST AVE NEW YORK, New York 10009	1,478 ft
ASTOR WINES & SPIRITS INC License ID: 0100-23-124648 Legacy Serial No.: 1023515	399 LAFAYETTE STREET NEW YORK, New York 10003	1,557 ft

Schools within 500 feet

Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet		
Name	Address	Distance
Church Of All Nations		272 ft
Broken Builders		272 ft
The Church of The Village		272 ft
Middle Church Office		286 ft
Church Of Saint Cyril		408 ft
Middle Collegiate Church		472 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
HOST 132 LLC Application ID: NA-0340-23-112450	132 2nd Ave New York, NY 10003.0	70 ft
Toraji Resort Inc Application ID: NA-0340-24-136927	218 E 9th St New York, NY 10003.0	458 ft
Norigami Inc Application ID: NA-0340-24-138730	103 2nd Ave New York, New York 10003.0	589 ft
A ROLL NYC INC Application ID: NA-0340-23-110687	5 ST MARKS PL NEW YORK, New York 10003.0	615 ft
First Avenue Dining LLC Application ID: NA-0340-24-145441	135 1st Ave New York, NY 10003.0	639 ft
Fuwa Fuwa New York Inc Application ID: NA-0340-24-133586	153 1st Ave New York, NY 10003.0	677 ft
2nd Ave Pizza Palace Corp Application ID: NA-0340-24-145254	176 2nd Ave New York, NY 10003.0	688 ft
CHURCH & LOUIS INC Application ID: NA-0340-24-133439	180 2nd Ave New York, New York 10003.0	739 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
UKI FREEDOM LLC License ID: 0340-23-137460 Legacy Serial No.: 1313706	136 2ND AVE NEW YORK, New York 10003	32 ft
J & K RES ENTERPRISES INC License ID: 0340-22-107051	140 142 2ND AVENUE MAIN FLOOR	75 ft

Legacy Serial No.: 1149917	NEW YORK, New York 10003	
ST MARKS INC & TOMORROW ST MARK LLC License ID: 0340-23-133232 Legacy Serial No.: 1189562	41 ST MARKS PLACE 2ND AVENUE & 1ST AVENUE NEW YORK, New York 10003	106 ft
HONEY RYDER LLC License ID: 0340-22-103354 Legacy Serial No.: 1262045	147 149 2ND AVE NEW YORK, NY 10003	188 ft
149 SECOND AVE REST INC License ID: 0340-22-104336 Legacy Serial No.: 1237783	149 2ND AVENUE NEW YORK, New York 10003	195 ft
29 ST MARKS PLACE REST INC License ID: 0340-23-131309 Legacy Serial No.: 1024431	29 ST MARKS PLACE NEW YORK, New York 10003	252 ft
YPB CORP License ID: 0370-24-104451 Legacy Serial No.: 6012443	125 2ND AVE NEW YORK, New York 10003	283 ft
M & Y CATERING INC License ID: 0340-22-109150 Legacy Serial No.: 1308912	31 SAINT MARKS PL WEST GROUND STORE NEW YORK, New York 10003	286 ft
MSB RESTAURANTS LLC License ID: 0340-22-112872 Legacy Serial No.: 1278473	151 2ND AVE NEW YORK, New York 10003	292 ft
ROBATAYA NY LLC License ID: 0340-22-106257 Legacy Serial No.: 1311089	231 E 9TH ST NEW YORK, New York 10003	314 ft
HINOMARU INC License ID: 0340-22-105956 Legacy Serial No.: 1145016	25 ST MARKS PLACE 2ND & 3RD AVENUES NEW YORK, New York 10003	321 ft
TEMAKASE NYC LLC License ID: 0340-23-137988 Legacy Serial No.: 1333140	157 2ND AVE NEW YORK, New York 10003	323 ft
TOKYO MAMA INC License ID: 0340-22-113419 Legacy Serial No.: 1308766	230 E 9TH ST NEW YORK, New York 10003	334 ft
TOKYO MAMA INC License ID: 0340-22-106844 Legacy Serial No.: 1024390	240 E 9TH STREET NEW YORK, New York 10003	371 ft
BIG BEN RESTAURANT CORP License ID: 0340-23-136134 Legacy Serial No.: 1347828	212 E 10TH ST NEW YORK, New York 10003	395 ft
CLINTON CRAFT LLC License ID: 0340-22-112417 Legacy Serial No.: 1321215	41 43 E 7TH ST BASEMENT, LOWER LEVEL NEW YORK, NY 10003	408 ft
9TH STREET VENTURE LTD License ID: 0340-23-131260 Legacy Serial No.: 1024461	232 E 9TH STREET NEW YORK, New York 10003	409 ft
949 GRAND BAR LLC License ID: 0340-23-138078	155 2ND AVE NEW YORK, New York 10003	456 ft

Legacy Serial No.: 1336060		
TSAMPA INC License ID: 0340-22-107228 Legacy Serial No.: 1024414	212 E 9TH ST NEW YORK, New York 10003	509 ft
HASAKI RESTAURANT INC License ID: 0340-22-106971 Legacy Serial No.: 1024242	210 E 9TH STREET NEW YORK, New York 10003	520 ft
TKM 228 EAST 10TH ST LLC License ID: 0340-23-130850 Legacy Serial No.: 1328187	228 E 10TH ST NEW YORK, New York 10003	524 ft
IMMIGRANT TAP ROOM INC License ID: 0370-23-163009 Legacy Serial No.: 6005383	341 E 9TH ST WEST STORE NEW YORK, NY 10003	525 ft
IMMIGRANT WINE BAR LLC, THE License ID: 0370-24-137494 Legacy Serial No.: 6046352	341 E 9TH ST NEW YORK, NY 10003	525 ft
IMMIGRANT WINE BAR LLC, THE License ID: 0340-22-114936 Legacy Serial No.: 1298429	341 E 9TH ST NEW YORK, New York 10003	527 ft
75 ST MARKS PLACE LLC License ID: 0370-24-113407 Legacy Serial No.: 6021649	75 ST MARKS PL NEW YORK, New York 10003	534 ft
TOMKIN SQUARE KIDS INC License ID: 0340-21-117870 Legacy Serial No.: 1024392	73 75 E 7TH STREET NEW YORK, New York 10003	542 ft
HOURGLASS HOLDINGS INC License ID: 0340-23-135530 Legacy Serial No.: 1298006	9 ST MARKS PL EAST SIDE NEW YORK, New York 10003	575 ft
AUANTHAI INC License ID: 0340-22-103157 Legacy Serial No.: 1277047	7 ST MARKS PLACE EAST & WEST STORES NEW YORK, NY 10003	578 ft
TAQUERIA SAINT MARKS PLACE INC License ID: 0340-23-139171 Legacy Serial No.: 1282265	79 SAINT MARKS PL NEW YORK, New York 10003	583 ft
BARMAR LLC License ID: 0340-22-109758 Legacy Serial No.: 1108851	77 ST MARKS PLACE NEW YORK, New York 10003	586 ft
7TH STREET SUSHI PARK INC License ID: 0340-23-128775 Legacy Serial No.: 1336507	77 E 7TH ST 1ST & 2ND AVENUES NEW YORK, New York 10003	589 ft
TAISHO INC License ID: 0340-23-127025 Legacy Serial No.: 1141078	9 ST MARKS PLACE 2ND & 3RD AVENUES NEW YORK, New York 10003	608 ft
BLUE & GOLD BAR INC License ID: 0340-23-131442 Legacy Serial No.: 1024187	79 E 7TH STREET GROUND FLOOR STORE NEW YORK, New York 10003	623 ft
BARCADE DOWNTOWN LLC License ID: 0340-23-136756	6 SAINT MARKS PL	627 ft

Legacy Serial No.: 1316575	NEW YORK, New York 10003	
6 ST MARKS PLACE LLC License ID: 0346-24-104877 Legacy Serial No.: 6012876	6 SAINT MARKS PL 2ND, 3RD FL NEW YORK, NY 10003	629 ft
JAMIE COFFEE LLC License ID: 0340-22-109455 Legacy Serial No.: 1306543	81 E 7TH ST NEW YORK, New York 10003	632 ft
SUSHI LAB LLC License ID: 0340-24-105835 Legacy Serial No.: 6013852	320 E 11TH ST NEW YORK, New York 10003	658 ft
BYTELOGICS INC License ID: 0340-21-120328 Legacy Serial No.: 1304247	304 E 6TH ST NEW YORK, New York 10003	662 ft
EDWIN & NEAL'S LLC License ID: 0340-23-133728 Legacy Serial No.: 1289297	345 E 6TH ST NEW YORK, New York 10003	665 ft
A VENIERO INC License ID: 0340-21-118367 Legacy Serial No.: 1122289	342 EAST 11TH STREET NEW YORK, New York 10003	668 ft
FT 245 CORP License ID: 0370-23-164672 Legacy Serial No.: 6007068	245 EAST 11TH STREET AKA 175 S NEW YORK, NY 10003	672 ft
PARADISE LOST LLC License ID: 0340-23-136432 Legacy Serial No.: 1355910	100 2ND AVE NEW YORK, New York 10003	686 ft
JUDEX ENTERPRISES INC License ID: 0340-23-131131 Legacy Serial No.: 1024266	178 2ND AVENUE NEW YORK, New York 10003	688 ft
CALEXICO CINCO LLC License ID: 0340-23-136664 Legacy Serial No.: 1316429	99 2ND AVE NEW YORK, New York 10003	698 ft
NUDIBRANQUIO LLC License ID: 0340-22-108365 Legacy Serial No.: 1340390	125 127 1ST AVE NEW YORK, New York 10003	701 ft
NGE NYC LLC License ID: 0340-24-109360 Legacy Serial No.: 6017431	308 E 6TH ST New York, New York 10003	703 ft
FUN HAT LLC License ID: 0340-23-137888 Legacy Serial No.: 1335682	306 308 E 6TH ST NEW YORK, New York 10003	703 ft
ARIARI NYC LLC License ID: 0340-23-135931 Legacy Serial No.: 1352665	119 1ST AVE NEW YORK, New York 10003	704 ft
LITTLE REBEL INC License ID: 0340-23-138770 Legacy Serial No.: 1285359	134 1ST AVE NEW YORK, New York 10009	726 ft
Feichangchenggong Inc	96 2nd Ave	

License ID: 0340-24-131675 Legacy Serial No.: 6040378	New York, New York 10003	736 ft
BIG LEE AND SASHAS INC License ID: 0370-24-103287 Legacy Serial No.: 6011270	140 1ST AVE NEW YORK, New York 10009	743 ft
CAFE MOCHA INC License ID: 0340-23-129124 Legacy Serial No.: 1356576	111 1ST AVE NORTH STORE NEW YORK, New York 10003	749 ft