

Manhattan Community Board 4

Liquor License Stipulations Application

(All Fields Must Be Completed)

CORPORATION NAME		DOING BUSINESS AS (DBA)			
HANARE CHELSEA LLC		HANARE			
STREET ADDRESS		CROSS STREETS	ZIP CODE		
311 West 17th Street		8th & 9th Avenues	10011		
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME:	Please see attached	ATTORNEY/ REPRESENTATIVE	NAME:	Valerie Karasz, Esq., Buchman Law Firm
	PHONE:			PHONE:	(212) 889-4220
	EMAIL:			EMAIL:	vkarasz@buchmanlaw.com
MANAGER	NAME:	TBD	LANDLORD	NAME:	311 W 17 LLC c/o Kingman Management
	PHONE:			PHONE:	(212) 691-6868
	EMAIL:			EMAIL:	Judy@kingmanre.com
APPLICATION TYPE (Check One)					
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?		<input checked="" type="radio"/> YES	<input type="radio"/> NO	None in NYC
	What is/was the name and address of establishment?		Over 795 restaurants throughout Asia		
	What were the dates applicant was involved with this former premise?		Currently		
<input type="checkbox"/> Transfer	What is the prior license # and expiration date?				
	Is applicant making any alterations or operational changes?		<input type="radio"/> YES	<input type="radio"/> 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="radio"/> Liquor/Wine/Beer		<input type="radio"/> Beer	<input checked="" type="radio"/> Wine & Beer	
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)				
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?			YES	<input checked="" type="radio"/> NO	After CB Committee meeting
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.			YES	<input checked="" type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.			YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?			<input checked="" type="radio"/> YES	<input type="radio"/> NO	

HANARE CHELSEA LLC d/b/a HANARE
311 West 17th Street, New York, NY 10011
Application for Restaurant Wine License

Rider to Manhattan Community Board 4 Liquor License Stipulations Application

List of Owners

<u>Name</u>	<u>Title</u>	<u>Phone</u>	<u>Email</u>
Create Restaurants NY Inc.	Sole LLC Member/100% Owner of Applicant		
Create Restaurants Holding Inc.	Sole Shareholder/ 100% Owner of Create Restaurants NY Inc. (Publicly-traded on Tokyo Stock Exchange)		
Takakazu Tanaka	CEO of Create Restaurants NY Inc.	(+81) 03-5432-9538	Tanaka@createrestaurants.com
Naoki Takahashi	President of Applicant	(+81) 80-9870-5649	Takahashi@createrestaurants.com

Note, Mr. Takahashi will be moving to New York City in Fall 2016. Questions may be directed locally to either corporate counsel, Noriko Motegi (212-575-7900; nmotegi@balloonstoll.com), or to liquor counsel, Valerie Karasz (212-889-4220; vkarasz@buchmanlaw.com).

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Community Notification/Relations

On July 28, 2016, Valerie Karasz sent introductory emails and copies of the CB Meeting Notice to the following community members and block associations:

- Bill Borock at wborock@hotmail.com
- 100 West 16th St. Block Associations: Paul Groncki at paul@groncki.com.
- 100 West 16th St. Block Associations: Eric Bomze at eric.bomze@gmail.com
- 100 West 16th St. Block Associations: Elizabeth Zechella at ezechella@gmail.com
- 200 West 16th Street Block Association: Will Rogers at willrogers@gmail.com
- 300 West 18/19 Street Block Association: Cheryl Kupper at clkupper@aol.com
- 300 West 18/19 Street Block Association: Laura Evans at laura14evans@gmail.com
- 200 West 19th/20th/21st/22nd/23rd Streets Block Association: Pamela Wolff at pamela@angel.net
- 200 West 19th/20th/21st/22nd/23rd Streets Block Association: Dottie Francoure at dfranco243@earthlink.net
- 200 West 19th/20th/21st/22nd/23rd Streets Block Association: Pat Cooke at fcmt@me.com
- 200 West 19th/20th/21st/22nd/23rd Streets Block Association: Merle Lister at merle.levine@gmail.com
- Fulton House Tenant Association: Miguel Acevedo at acevedoandassociates@gmail.com

On July 29, 2016, Valerie Karasz hand delivered introductory letters and copies of the CB Meeting Notice to twenty residential buildings on West 17th Street (btwn 8th & 9th Aves). In addition, she delivered similar letters and the Notice to other buildings that abut the back of the proposed premises – two residential buildings on 8th Avenue and two residential buildings on West 18th Street.

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
HOURS* <i>(Indoor Only)</i>	Operation	6 pm-11 pm	"	"	"	"	Noon-11 pm	"
	Kitchen	Noon-11 pm	"	"	"	"	10 am-11 pm	"
	Music	6 pm-11 pm	"	"	"	"	Noon-11 pm	"
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	64	64	19	52	0	0	0
OUTSIDE <i>(Other than sidewalk café)</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SIDEWALK CAFÉ	N/A	N/A	N/A	N/A			

How many floors are there? What is the capacity for each floor?	2 floors (ground flr. & basement); 64 on dining floor	
How frequently will the owner(s) be at the establishment?	Principal Nakahashi will be there regularly	
Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing?	YES	<input checked="" type="radio"/> NO
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="radio"/> NO
Will you be hosting private; promotional or corporate events?	YES	<input checked="" type="radio"/> NO
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="radio"/> NO
Will you have a security plan? If, yes please attach.	YES	<input checked="" type="radio"/> NO
Will security plan be implemented?	YES	<input checked="" type="radio"/> NO N/A
Will State certified security personnel be used?	YES	<input checked="" type="radio"/> NO N/A
Will New York Nightlife Association and NYPD Best Practices be followed?	YES	<input checked="" type="radio"/> NO N/A
Will applicant be using delivery bicycles? If yes, how many?	YES	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> NO N/A
Where will delivery bicycles be stored during the day when not in use?	N/A	

LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	NO	
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO	
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	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	Please see attached list.
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.		N/A - Sent email only
Who was your contact person at each group you met with?		N/A
When did applicant post the notice that was provided?		July 29, 2016
Where did applicant post the notice that was provided?		Exterior of Premises on paper covering front windows
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="radio"/> YES <input type="radio"/> NO (212) 586-0803
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		YES <input checked="" type="radio"/> NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	Restaurant; Princessa 62 Corp d/b/a Suenos Restaurant		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	See above (Serial No. OP 1139717)
Do you plan any changes to the existing façade? If yes, please describe.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Removing front windows; replace with wall.
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> 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?	YES	<input checked="" type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> 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 checked="" type="radio"/> YES	<input checked="" type="radio"/> NO	N/A
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?	YES	<input checked="" type="radio"/> NO	N/A
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="radio"/> 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?	YES	<input checked="" type="radio"/> NO	N/A
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Top of roof; standard central air units		
When was the air conditioner installed?	New air conditioners to be installed Oct/Nov 2016		

N/A

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

OUTDOOR ITEMS – SIDEWALK CAFÉ

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

ADDITIONAL STIPULATIONS: (Office Use Only)

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), *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:

- Denial unless all stipulations agreed to by applicant/owner are part of the method of operation
- Denial Approval

CB4 REPRESENTATIVES

Nelly Gonzalez
CB4 Assistant District Manager

Frank Holozubiec
CB4 BLP Committee Co-Chair

Burt Lazarin
CB4 BLP Committee Co-Chair

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



Naoki Takahashi

PRINT NAME OF APPLICANT

SIGNATURE OF APPLICANT

DATE



Project Name create restaurants holdings inc. 311 West 17th Street New York, NY 10019	Design Firm Super Paprika Corp. 216 East 10th Street #2E, New York, NY 10003 T: 646-327-6279 F: 212-777-8916 info@super-paprika.com	Designer HIROMI TSURUTA	Date 03/25/2016	No. Date Issue Notes	
				Revision Notes	
Drawing Title LAYOUT PLAN	Client Super Paprika Corp.	Checked By Hiromi Tsuruta	Project ID 00/00/00	No. Date Issue Notes	
				Revision Notes	
Zone		Appr		Date	

PLAN **B**
 04/07/2016
 44-44-44-44

Restaurant/
Retail Space
For Lease

Joe Robinson
646.780.4915
jrobinson@easternconsolidated.com

EASTERN
CONSOLIDATED
Real estate investment services

SUNSHINE

OLD BEVE

NO ONE
PARKING



311 West 17th Street
Kingsman Management

ROCK

ROCK GROUP NY CORP

175th Street, 17th Floor, NY 10038

718-493-8367

**SHED
SCAFFOLD & HOIST**





CITY OF NEW YORK
BUSINESS LICENSING BOARD
100 Nassau Street, 10th Floor, New York, NY 10038
Tel: 212-312-2000 Fax: 212-312-2001
www.nyc.gov/bob

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

**Hanare Chelsea LLC
d/b/a Hanare
311 W. 17th Street**

An application for a Restaurant Wine and Beer
License

DATE:	Tuesday, August 5, 2014
TIME:	9:30 PM
PLACE:	International NY Times Square 300 W. 44 th Street

Applicants who do not attend the meeting will give their consent to the application.
Alternatively, you may mail, fax or e-mail us at the address listed above.
For more information, please call 212-312-2000.

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