

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT SEKAIS' TUCK CO., LTD.		DOING BUSINESS AS (DBA) MOCU-MOCU			
STREET ADDRESS 746 Tenth Avenue, New York, New York, 10019		CROSS STREETS Between 50th and 51st Streets			
OWNER	NAME: Sekais' Tuck Co., Ltd.	ATTORNEY	NAME: Megan J. Muoio, Allyn & Fortuna LLP		
	PHONE: 646-599-9150		PHONE: 212-213-8844		
	FAX: none		FAX: 212-213-3318		
MANAGER	NAME: Soon Suh	LANDLORD	NAME: East West Renovating Co., LP		
	PHONE: 646-599-9150/917-520-9694 (cell)		PHONE: 646-619-9117		
	FAX: none		FAX: 212-595-5646		
DESCRIPTION OF BUSINESS					
Establishment Type:	<input type="radio"/> Bar/Tavern <input type="radio"/> Bed & Breakfast <input type="radio"/> Eating Place Beer <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" type="radio"/> Restaurant <input type="radio"/> Catering Establishment <input type="radio"/> Club (Fraternal Organization - Members Only) <input type="radio"/> Other (Explain): Bar/Arcade				
Method of Operation:	<input checked="" type="radio"/> Restaurant <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Pizzeria <input type="radio"/> Cafe <input type="radio"/> Other (Explain): Bar/Arcade				
License Type:	<input type="radio"/> On-Premise <input type="radio"/> Wine <input type="radio"/> Beer <input checked="" type="radio"/> Wine & Beer				
APPLICATION TYPE (check one)	<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?		<input type="radio"/> YES	<input checked="" type="radio"/> NO
		What is/was the name of establishment?			
		What is/was the address of the establishment?			
		What were the dates the applicant was involved with this former premise?			
	<input type="radio"/> Transfer	What is the prior license #?			
		What is the expiration date on the prior license?			
		Are you making any alterations or operational changes?		<input type="radio"/> YES	<input type="radio"/> NO
		If alterations or operational changes are being made, please attach the plans to this form.			
	<input type="radio"/> Alteration	What is the current license #?			
		What is the expiration date on the current license?			
Please describe the nature of the alterations and attach the plans					

OPERATIONAL ISSUES										
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY		
	Operation	Closed	8:30am-10:00pm	8:30am-10:00pm	8:30am-10:00pm	8:30am-11pm	11:30am-11pm	11:30am-10pm		
	Music	n/a	n/a	n/a	n/a	n/a	n/a	n/a		
	Kitchen	Closed	8:30am-10:00pm	8:30am-10:00pm	8:30am-10:00pm	8:30am-11pm	11:30am-11pm	11:30am-10pm		
OCCUPANCY	INDOOR				BAR			OUTSIDE		
	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 Bars	Number of Seats	Number of Tables	
	10	10	5	10	1	0	0	0	0	
How many floors are there? What is the capacity for each floor? (please respond in space provided)					<input checked="" type="radio"/> 1-2	<input type="radio"/> 3-4	<input type="radio"/> 5+	All occupancy on 1st Floor.		
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)					<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A			
Will applicant have bottle service?					<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A			
Will you be hosting private parties and promotional events?					<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A			
Will outside promoters be used?					<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A			
Will the security plan submitted be implemented?					<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A			
Will State certified security personnel be used?					<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A			
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?					<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A			
Will the applicant be using delivery bicycles? If yes, have you applied to DOT for bicycle rack? Delivery bicycles are to be clearly marked with the name of the restaurant and staff will wear attire clearly noting name. (please respond in space provided)					<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A			
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)					<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> N/A			
If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)					<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A			
Will applicant provide contact information to neighbors and respond to complaints that arise?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A			
Will you inform the Community Board office of your job openings and/or provide a hyperlink to your jobs webpage?					<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A			
If you plan to have music, what type(s)?				<input type="radio"/> BACKGROUND	<input type="radio"/> LIVE MUSIC	<input type="radio"/> DJ	<input type="radio"/> None			
BUILDING DESIGN										
Doors and windows will be closed when any amplified music is played and in the event of no amplified sound, will be closed by 11 PM Friday and Saturday and 10 PM on all other days.					<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A			
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?					<input type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> N/A			
Do you agree to comply with DOB rules concerning a storm enclosure? Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front.)					<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A			

OUTDOOR ITEMS			
Will applicant use the rooftop, rear yard or any outdoor space?	YES	<input checked="" type="radio"/> NO	N/A
If yes to the above, the rear yard, rooftop, and any outdoor space will be closed and vacated by 11 PM on Friday & Saturday and 10 PM on all other days.	YES	NO	<input checked="" type="radio"/> N/A
The service and consumption of alcohol in the rear yard, on the rooftop, or in any other outdoor space will be only via seated food service.	YES	NO	<input checked="" type="radio"/> N/A
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	NO	<input checked="" type="radio"/> N/A
Applicant will do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes possibly working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.).	YES	NO	<input checked="" type="radio"/> N/A
Applicant will enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from diners by posting signs outside and also on menus asking for respect of the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor diners.	YES	NO	<input checked="" type="radio"/> N/A
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	<input checked="" type="radio"/> N/A

LOCATION & ZONING			
Primary Zoning District:	R8	Overlay (If Applicable):	C2-5
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	NO	N/A
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input checked="" type="radio"/> YES	NO	N/A
Is the 500 Foot Rule or 200 Foot Rule Triggered? If yes, which? Please attach a diagram of the establishments that triggers the rule.	YES	<input checked="" type="radio"/> NO	N/A
Is a Public Assembly permit required?	YES	NO	N/A
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	NO	N/A
Building Type	<input type="radio"/> Residential <input type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input checked="" type="radio"/> Other, describe:		
Adjacent Buildings	<input type="radio"/> Residential <input type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____		
NOTIFICATION: What organizations / community groups have you notified regarding your application?	# 1	West 47th/48th Street Block Association	
	# 2	West 50th/51st Street Block Association	
	# 3	Clinton Special District Coalition	

ADDITIONAL INFORMATION: (Applicant Use)

Additional Information for Operational Issues/Hours Section:

The restaurant will be open from 8:30am-10:30am Tuesday through Friday for to-go food service only. On those days, the restaurant will be closed from 10:30am-11:30am and will reopen at 11:30am for sit-down restaurant service until closing. There will be no to-go service on Saturday or Sunday. The restaurant will be completely closed on Monday.

ADDITIONAL NOTES: (Office Use Only)

- ALL KITCHEN VENTING WILL COMPLY WITH DOB + FIDNY REGULATIONS + REQUIREMENTS.
- PRIOR TO APRIL 2 BOARD MEETING, APPLICANT, APPLICANT WILL MEET WITH RESIDENTS OF 746 TOWN AVENUE TO DISCUSS + RESOLVE ANY SOUND/ACOUSTICAL CONCERNS.

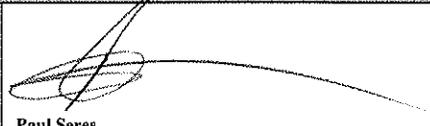
Manhattan Community Board 4 (MCB4) recommends:

- Denial unless all agreed to by applicant is part of the method of operation
- Denial Approval

CB4 REPRESENTATIVES

Nelly Gonzalez
CB4 Assistant District Manager


Frank Holozulic
CB4 BLP Committee Co-Chair


Paul Seres
CB4 BLP Committee Co-Chair

APPLICANT AGREEMENT WITH THE COMMUNITY

Pursuant to these stipulations, this applicant agrees to have these provisions incorporated in the method of operation of their liquor license. Additionally, the applicant agrees to the community agreements as the basis for the community supporting this application.

SIGN HERE



SIGNATURE OF APPLICANT


Meghna
Align + Bohana LLP

02/19/2014
DATE



MOCU-MOCU

SAMPLE MENU

* Picture: Pineapple

MORNING

MORNING MOCU-SANDWICH \$7~

VEGETABLE BUNS WITH EGG, LETTUCE, CUCUMBER, TOMATO

VEGETABLE BUNS WITH SAUSAGE, LETTUCE, TOMATO, ONIONS

ORIGINAL JAPANESE-STYLE SAVOURY PASTRIES

PINEAPPLE \$4~

MUFFINS \$3

MACARONS \$2.85

PARING MORNING SET \$8~

SANDWICH + COFFEE/TEA

PINEAPPLE + COFFEE/TEA

LUNCH/DINNER

MOCU-ORIGINAL JAPANESE-STYLE SAVORY PASTRIES

Japanese craft food influenced by traditional culinary creations - "OKONOMIYAKI". Okonomiyaki is one of the most popular type of foods in Japan. It consists mainly of cabbage, flours, eggs, pork and other meats, in addition to variety of well-mixed veggies. Grilled on iron-griddled pan served in combination with sweet-soy and tomato based sauce. We make our original custom-style dishes by baking them in oven. So that every entrée is distinguished by its flavor and texture as a traditional Okonomiyaki. We strive to provide the customer with the utmost healthiest and enriching food experience possible!

\$4~

BUTATAMA(PORK)

VEGETABLE

BEEF SAUSAGE

MODERN (BACON & YAKISOBA)

TOMATO& PORK &MOZZARELLA CHEESE

TOFU&SEAFOOD

MOCU-(ORIGINAL BURGER-STYLE PASTRIES)

\$7~

TERIYAKI-CHICKEN

BUTATAMA (PORK)

VEGETABLE

BEEF AND TOMATO

SUKIYAKI

SEAFOOD-MODERN

TAKOYAKI (Traditional Octopus Balls)\$7~

TOPPING:

YUZU

GREENONION

YUZU + GREEN ONION + MENTAIKO

CHEESE MENTAIKO

YAKIGASHI (Freshly made-Hot Baked dessert)

\$2 each~

REDBEANS

CUSTARD CREAM

SEASONAL limited time-menu HOT MACARON-YAKI \$3~

(Yakigashi fillings:Macaron)

SIDE-SALADS \$3~

MISO SOUP \$2.5

LUNCH SET \$10~

1: MOCU-BURGER + TAKOYAKI (3) + SOUP + SALAD

2: MOCU-BURGER + SOUP + SALAD

3: JP SAVOURY + SOUP + SALAD

4: JP SAVOURY + TOKOYAKI (3) + SOUP + SALAD

5: TAKOYAKI + SOUP + SALAD

6: TAKOYAKI + SWEETS (1) + SOUP + SALAD

7: MOCU-BURGER + SWEETS (1) + SOUP + SALAD

SEASONAL Savory pastries MENU \$9~

NAPOLITAN in BURGER STYLE

MENCHI KATSU (non fried croquette) in BURGER STYLE

DRINK

ESPRESSO (Double shots)

ESPRESSO \$2.15

LATTE \$3.95

ICED LATTE \$4.65

SOY LATTE \$4

ICED SOY LATTE \$4.65

CAPUCCINO \$3.75

ICED CAPUCCINO \$4.65

CARAMEL LATTE \$4

ICED CARAMEL LATTE \$4.65

ICED MACCHA LATTE \$4.80

YUZU TEA/SODA/ \$3.40

GREEN TEA \$3.40

BREWED COFFEE \$2

SODA \$2.50~

ORANGE JUICE \$3

TEA \$2.50

WATER BOTTLE \$2.50

ALCOHOLIC BEVERAGES

ASASHI (tap) \$5.10

KIRIN (tap) \$5.10

SAPPORO (tap) \$5.10

Hitachino Nest Beer (bottle)

HOUSE-WINE (RED) \$ GLASS

HOUSE-WINE (WHITE) \$ GLASS

CHAMPAGNE \$GLASS

SAKE \$6~

Retail Space
FOR LEASE
212.660.7774

Exclusive Agent:
Dylan Murphy
MASSEY KNAKAL
COMMERCIAL REAL ESTATE
WWW.MASSEYKNAKAL.COM

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