



Zohran Mamdani
Mayor
Mike Flynn
Commissioner

COMMUNITY BOARD FEEDBACK PACKAGE

Please review this application and provide the required feedback.

This form is to be used by community boards during the cafe review process. Any comments from the community board should be recorded on this form and submitted to NYC DOT. For information pertaining to specific cafe design requirements, visit the Dining Out NYC website for program legislation, rules, and Setup Guides.

Business Name: IKYU SUSHI II

Cafe Address: 1475 1 AVENUE, NEW YORK, NY, 10075

Application Number: 20251126010001

CB Review Deadline (on date or next business day): 03/09/2026

NYCDOT Internal Use Only

Sidewalk Cafe Setup Feedback:

Community Board chooses to **WAIVE** review

Comments related to the cafe's **physical footprint and dimensions**:

Comments related to **pedestrian flow** (i.e., visibility, safety, potential crowding):

Comments related to potential conflicts with **existing curb use** (i.e., planters, bike racks, bus stops):

Please check one of the recommendations below, either **approval**, **denial**, or **approval with modifications** relating to the above application:

Community Board recommends **approval**

Community Board recommends **denial**

Community Board recommends **approval w/ modifications**

Recommended modifications (**only if approved w/ modifications**):

Applicant acknowledges and agrees to modifications relating to the above referenced application

Applicant acknowledges **BUT** does **NOT** agree with modifications relating to the above referenced application. If this box is checked, please provide NYC DOT with documentation of such agreement for NYC DOT's consideration.

Community Board Authorizing Name

Community Board Authorizing Signature

Date

RESTAURANT DETAILS

Food Service Establishment Permit(FSEP)

FSEP#: 50175992

Expiration Date: 09/03/2025

DOHMH Status: PENDING APPLICATION

Business Legal Name: L & J ASIA FUSION INC

Assumed Name: IKYU SUSHI II

Business Address: 1475 1 AVENUE, NEW YORK, NY 10075

Venue Type: Restaurant (with bar)

Last updated from DOHMH: 01/26/2026

Restaurant Information

Entity Type: Corporation

Phone: (718) 663-9912

Email Address: ikyu1475@gmail.com

Email Address: ygzengineer@gmail.com

DOS Information

DOS ID#: 7479567

Process Name: Jinhui Li

DOS Address: 1475 1 AVENUE, MANHATTAN, New York 10075

DOS Legal Name:

NYS Liquor Authority Information

NYSLA Serial No: 05242518306

License Type: On-Premises

Name of License: L and J Asia Fusion Inc

Title of Representative: owner

Name of Certificate Holder: Jinhui Li

Business hours

Sun:

11:00 AM- 10:00 PM

Mon:

11:00 AM- 10:00 PM

Tues:

11:00 AM- 10:00 PM

Wed:

11:00 AM- 10:00 PM

Thurs:

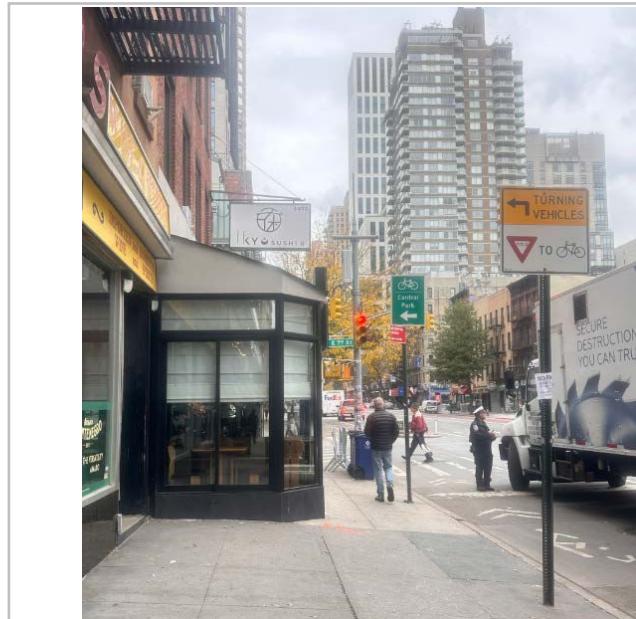
11:00 AM- 10:00 PM

Fri:

11:00 AM- 10:00 PM

Sat:

11:00 AM- 10:00 PM



ADDRESS: 1475 1 AVENUE, MANHATTAN, NY 10075

ZONING	BLOCK: 1451	ZONING: C2-8
LOT: 30	MAP: 9a	OCCUPANCY CLASS: COM CONSTRUCTION CLASS: OLD 2022 CODE CODE 3 INSIDE FIRE DISTRICT

SCOPE OF WORK:
INTERIOR RENOVATION AT CELLAR & 1ST FLOOR RESTAURANT OF EXISTING 4-STORY BUILDING WITH GENERAL CONSTRUCTION WORK AND MECHANICAL WORK AS PER PLANS FILED HEREWITHE. RELATED PLUMBING WORK WILL BE FILED SUBSEQUENTLY. NO CHANGE IN USE, EGRESS OR CERTIFICATE OF OCCUPANCY.

TENANT'S PROTECTION PLAN

1. EGRESS – AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THE CODE AND TENANT PROTECTION PLAN SHALL IDENTIFY THE EGRESS THAT WILL BE PROVIDED. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME. EGRESS PATHS SHALL BE MAINTAINED ON A CONSTANT BASIS AND ALL REQUIRED PUBLIC AREAS (FOR EGRESS) SHALL BE KEPT FREE AND CLEAR AT ALL TIMES.

2. FIRE SAFETY – ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.

3. HEALTH REQUIREMENTS – SPECIFICATION OF METHODS TO BE USED FOR CONTROL DUST, DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL AND MAINTENANCE OF SANITARY FACILITIES, AND LIMITATION OF NOISE TO ACCEPTABLE LEVELS SHALL BE INCLUDED. CONTRACTOR SHALL CLEAN PUBLIC AREAS IMMEDIATELY AFTER RECEIVING DELIVERIES. CONTRACTOR SHALL CLEAN ENTIRE SITE AT THE END OF THE WORKING DAY.

4. THESE REQUIREMENTS SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF LAW RELATED TO LEADS AND ASBESTOS.

5. COMPLIANCE WITH HOUSING STANDARDS AND REQUIREMENTS OF THE NEW YORK CITY HOUSING MAINTENANCE CODE, AND WHERE APPLICABLE, THE NEW YORK STATE MULTIPLE DWELLING LAW SHALL BE STRICTLY OBSERVED.

6. STRUCTURAL SAFETY – NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS OF THE BUILDING.

7. NOISE RESTRICTIONS – BETWEEN THE HOURS OF 7AM AND 6PM ON MONDAY THROUGH FRIDAY IN WHICH CONSTRUCTION WORK MAY BE UNDERTAKEN, CONTRACTORS MUST DEVELOP A NOISE MITIGATION PLAN IN ACCORDING TO THE NEW YORK CITY NOISE CONTROL CODE PRIOR TO THE COMMENCEMENT OF WORK. NOISE THAT EXCEEDS THE AMBIENT SOUNDS LEVEL BY MORE THAN 10 DECIBELS AS MEASURED FROM 15 FEET FROM THE SOURCE AS MEASURED FROM INSIDE ANY PREMISES OR ON THE PUBLIC STREET IS PROHIBITED, AND IMPULSIVE SOUNDS ARE RESTRICTED. NOISE WILL KEEP TO A MINIMUM DURING WORK WHILE ONGOING CONSTRUCTION IS TAKING PLACE.

8. OTHER REQUIREMENTS – ALL OTHERS UNITS IN THE BUILDING NOT INCLUDED IN THE SCOPE OF WORK ARE TO BE CONSIDERED OCCUPIED.

9. ALL WORK WILL COMPLY WITH ALL APPLICABLE LAW RELATING TO ASBESTOS AND LEAD PAINT REMOVAL. ALL REQUIRED ASBESTOS REPORTS ARE TO BE SUBMITTED TO THE NYC DEPARTMENT OF BUILDINGS BEFORE BEGINNING CONSTRUCTION.

10. ELECTRICIAN TO ENSURE THAT SERVICE IS NOT DISRUPTED FOR THE OCCUPANTS IN THE BUILDING.

11. DELIVERY OF MATERIAL AND REMOVAL OF DEBRIS: DESIGNATED PERSONNEL WILL BE OVERSEEING AND MONITORING DELIVERIES WHILE COORDINATING AND OVERSEEING THAT NO OBSTRUCTIONS OCCUR DURING THIS TIME ON THE PREMISES.

GENERAL NOTES

1. THE CONTRACTOR AND SUBCONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS AT THE SITE BEFORE WORK IS STARTED. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY.

2. THE CONTRACTOR SHALL USE FIGURE DIMENSIONS AT ALL TIMES. DO NOT SCALE PLANS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS.

3. THE CONTRACTOR SHALL USE FIGURE DIMENSIONS AT ALL TIMES. DO NOT SCALE PLANS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS.

4. THE CONTRACTOR IS TO CARRY WORKMAN'S COMP. AND DISABILITY INSURANCE AS REQUIRED BY LAW.

5. THE CONTRACTOR SHALL NOTIFY THE ADJOINING PROPERTY OWNERS, IN WRITING, 5 DAYS BEFORE ANY COMMENCEMENT OF WORK. THE NOTICES SHALL BE FILED WITH THE DEPT. OF BUILDINGS BEFORE ANY PERMITS CAN BE ISSUED.

6. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE SITE AND ADJOINING PROPERTIES.

7. ALL DIMENSION SHOWN HEREIN ARE APPROXIMATE AND MAY VARY DUE TO UNSEEN EXISTING CONDITIONS.

8. GLASS DOOR TO COMPLY WITH BSA 501.68 SR. AND PLATE GLASS TO COMPLY WITH RS 107.8-37.

9. EXISTING SIGN AND LIGHT PRE 27-387.

10. WET-CHEMICAL EXTINGUISHING SYSTEMS, IN ACCORDANCE WITH THE NEW YORK CITY FIRE CODE.

DISCLAIMER NOTE:

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTER SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

CARBON MONOXIDE DETECTOR NOTES:

1. CARBON MONOXIDE ALARMS OR DETECTORS SHALL BE REQUIRED WITHIN THE FOLLOWING DWELLING UNITS AS PER 908.7.1.1:

- a. UNITS IN THE SAME STORY WHERE CARBON MONOXIDE PRODUCING EQUIPMENT OR ENCLOSED PARKING IS LOCATED.
- b. UNITS ON THE STORIES ABOVE AND BELOW THE FLOOR WHERE CARBON MONOXIDE-PRODUCING EQUIPMENT OR ENCLOSED PARKING IS LOCATED.
- c. UNITS IN A BUILDING CONTAINING A CARBON MONOXIDE PRODUCING FURNACE, BOILER, OR WATER HEATER AS PART OF A CENTRAL SYSTEM.
- d. UNITS IN A BUILDING SERVED BY A CARBON MONOXIDE PRODUCING FURNACE, BOILER, OR WATER HEATER AS PART OF A CENTRAL SYSTEM THAT IS LOCATED IN AN ADJOINING OR ATTACHED BUILDING.

2. CO DETECTORS MUST BE INSTALLED WITHIN 15 FEET OF THE PRIMARY ENTRANCE OF EACH DWELLING. CARBON MONOXIDE ALARMS OR DETECTORS SHALL BE PLACED IN THE DWELLING UNITS AS FOLLOWS AS PER 908.7.1.1:

- a. OUTSIDE OF ANY ROOM USED FOR SLEEPING PURPOSES, WITHIN 15 FEET(4572MM) PF THE ENTRANCE TO SUCH ROOM.
- b. IN ANY ROOM USED FOR SLEEPING PURPOSES.
- c. ON ANY STORY WITHIN A DWELLING UNIT, INCLUDING BELOW-GRADE STORIES AND PENTHOUSES OF ANY AREA, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- d. CO DETECTORS DO NOT HAVE TO BE INSTALLED ON OR NEAR THE CEILING, THEY CAN BE INSTALLED AT OTHER ROOM LOCATIONS AND AT HEIGHTS RECOMMENDED BY THE MANUFACTURER.

3. TO ENSURE PROPER OPERATION, DO NOT INSTALL CO DETECTORS NEXT TO BATHROOMS, WHICH ARE SOURCES OF HUMIDITY, OR NEAR GAS STOVES, GAS DRYERS, ETC.

4. DETECTORS SHOULD NOT BE PLACED IN AREAS LIKELY TO BE DAMAGED BY CHILDREN OR PETS.

5. CARBON MONOXIDE ALARMS OR DETECTORS SHALL COMPLY WITH THE POWER SOURCE, INTERCONNECTION, AND ACCEPTANCE TESTING REQUIREMENT AS REQUIRED FOR SMOKE FOR SMOKE ALARMS IN ACCORDANCE WITH SECTIONS 907.2.10.2 THROUGH 907.2.10.4.

DRAWING LIST

1	Z-001.00	NOTES, LEGEND, PLOT PLAN, DETAILS, KEY PLAN
2	D-001.00	EXISTING CELLAR PLAN, FIRST FLOOR PLAN
3	A-001.00	PROPOSED CELLAR PLAN, FIRST FLOOR PLAN
4	M-001.00	PROPOSED FIRST FLOOR MECHANICAL PLAN

FIRE-RESISTANT PENETRATIONS & JOINTS

NOTES: (2014)

1. FIRE-RESISTANT PENETRATIONS AND JOINTS: SPECIAL INSPECTIONS FOR THROUGH-PENETRATIONS, MEMBRANE PENETRATION FIRESTOP, FIRE-RESISTANT JOINT SYSTEMS, AND PERIMETER FIRE BARRIER SYSTEMS THAT ARE TESTED AND LISTED IN ACCORDANCE WITH SECTIONS 713.4.1.2, 713.4.1.2, 714.3 AND 714.4. SHALL COMPLY WITH SECTIONS 1704.2.1, 1704.2.2, 1704.2.3, 1704.2.4, 1704.2.5, 1704.2.6, 1704.2.7, 1704.2.8, 1704.2.9, 1704.2.10, 1704.2.11, 1704.2.12, 1704.2.13, 1704.2.14, 1704.2.15, 1704.2.16, 1704.2.17, 1704.2.18, 1704.2.19, 1704.2.20, 1704.2.21, 1704.2.22, 1704.2.23, 1704.2.24, 1704.2.25, 1704.2.26, 1704.2.27, 1704.2.28, 1704.2.29, 1704.2.30, 1704.2.31, 1704.2.32, 1704.2.33, 1704.2.34, 1704.2.35, 1704.2.36, 1704.2.37, 1704.2.38, 1704.2.39, 1704.2.40, 1704.2.41, 1704.2.42, 1704.2.43, 1704.2.44, 1704.2.45, 1704.2.46, 1704.2.47, 1704.2.48, 1704.2.49, 1704.2.50, 1704.2.51, 1704.2.52, 1704.2.53, 1704.2.54, 1704.2.55, 1704.2.56, 1704.2.57, 1704.2.58, 1704.2.59, 1704.2.60, 1704.2.61, 1704.2.62, 1704.2.63, 1704.2.64, 1704.2.65, 1704.2.66, 1704.2.67, 1704.2.68, 1704.2.69, 1704.2.70, 1704.2.71, 1704.2.72, 1704.2.73, 1704.2.74, 1704.2.75, 1704.2.76, 1704.2.77, 1704.2.78, 1704.2.79, 1704.2.80, 1704.2.81, 1704.2.82, 1704.2.83, 1704.2.84, 1704.2.85, 1704.2.86, 1704.2.87, 1704.2.88, 1704.2.89, 1704.2.90, 1704.2.91, 1704.2.92, 1704.2.93, 1704.2.94, 1704.2.95, 1704.2.96, 1704.2.97, 1704.2.98, 1704.2.99, 1704.2.100, 1704.2.101, 1704.2.102, 1704.2.103, 1704.2.104, 1704.2.105, 1704.2.106, 1704.2.107, 1704.2.108, 1704.2.109, 1704.2.110, 1704.2.111, 1704.2.112, 1704.2.113, 1704.2.114, 1704.2.115, 1704.2.116, 1704.2.117, 1704.2.118, 1704.2.119, 1704.2.120, 1704.2.121, 1704.2.122, 1704.2.123, 1704.2.124, 1704.2.125, 1704.2.126, 1704.2.127, 1704.2.128, 1704.2.129, 1704.2.130, 1704.2.131, 1704.2.132, 1704.2.133, 1704.2.134, 1704.2.135, 1704.2.136, 1704.2.137, 1704.2.138, 1704.2.139, 1704.2.140, 1704.2.141, 1704.2.142, 1704.2.143, 1704.2.144, 1704.2.145, 1704.2.146, 1704.2.147, 1704.2.148, 1704.2.149, 1704.2.150, 1704.2.151, 1704.2.152, 1704.2.153, 1704.2.154, 1704.2.155, 1704.2.156, 1704.2.157, 1704.2.158, 1704.2.159, 1704.2.160, 1704.2.161, 1704.2.162, 1704.2.163, 1704.2.164, 1704.2.165, 1704.2.166, 1704.2.167, 1704.2.168, 1704.2.169, 1704.2.170, 1704.2.171, 1704.2.172, 1704.2.173, 1704.2.174, 1704.2.175, 1704.2.176, 1704.2.177, 1704.2.178, 1704.2.179, 1704.2.180, 1704.2.181, 1704.2.182, 1704.2.183, 1704.2.184, 1704.2.185, 1704.2.186, 1704.2.187, 1704.2.188, 1704.2.189, 1704.2.190, 1704.2.191, 1704.2.192, 1704.2.193, 1704.2.194, 1704.2.195, 1704.2.196, 1704.2.197, 1704.2.198, 1704.2.199, 1704.2.200, 1704.2.201, 1704.2.202, 1704.2.203, 1704.2.204, 1704.2.205, 1704.2.206, 1704.2.207, 1704.2.208, 1704.2.209, 1704.2.210, 1704.2.211, 1704.2.212, 1704.2.213, 1704.2.214, 1704.2.215, 1704.2.216, 1704.2.217, 1704.2.218, 1704.2.219, 1704.2.220, 1704.2.221, 1704.2.222, 1704.2.223, 1704.2.224, 1704.2.225, 1704.2.226, 1704.2.227, 1704.2.228, 1704.2.229, 1704.2.230, 1704.2.231, 1704.2.232, 1704.2.233, 1704.2.234, 1704.2.235, 1704.2.236, 1704.2.237, 1704.2.238, 1704.2.239, 1704.2.240, 1704.2.241, 1704.2.242, 1704.2.243, 1704.2.244, 1704.2.245, 1704.2.246, 1704.2.247, 1704.2.248, 1704.2.249, 1704.2.250, 1704.2.251, 1704.2.252, 1704.2.253, 1704.2.254, 1704.2.255, 1704.2.256, 1704.2.257, 1704.2.258, 1704.2.259, 1704.2.260, 1704.2.261, 1704.2.262, 1704.2.263, 1704.2.264, 1704.2.265, 1704.2.266, 1704.2.267, 1704.2.268, 1704.2.269, 1704.2.270, 1704.2.271, 1704.2.272, 1704.2.273, 1704.2.274, 1704.2.275, 1704.2.276, 1704.2.277, 1704.2.278, 1704.2.279, 1704.2.280, 1704.2.281, 1704.2.282, 1704.2.283, 1704.2.284, 1704.2.285, 1704.2.286, 1704.2.287, 1704.2.288, 1704.2.289, 1704.2.290, 1704.2.291, 1704.2.292, 1704.2.293, 1704.2.294, 1704.2.295, 1704.2.296, 1704.2.297, 1704.2.298, 1704.2.299, 1704.2.300, 1704.2.301, 1704.2.302, 1704.2.303, 1704.2.304, 1704.2.305, 1704.2.306, 1704.2.307, 1704.2.308, 1704.2.309, 1704.2.310, 1704.2.311, 1704.2.312, 1704.2.313, 1704.2.314, 1704.2.315, 1704.2.316, 1704.2.317, 1704.2.318, 1704.2.319, 1704.2.320, 1704.2.321, 1704.2.322, 1704.2.323, 1704.2.324, 1704.2.325, 1704.2.326, 1704.2.327, 1704.2.328, 1704.2.329, 1704.2.330, 1704.2.331, 1704.2.332, 1704.2.333, 1704.2.334, 1704.2.335, 1704.2.336, 1704.2.337, 1704.2.338, 1704.2.339, 1704.2.340, 1704.2.341, 1704.2.342, 1704.2.343, 1704.2.344, 1704.2.345, 1704.2.346, 1704.2.347, 1704.2.348, 1704.2.349, 1704.2.350, 1704.2.351, 1704.2.352, 1704.2.353, 1704.2.354, 1704.2.355, 1704.2.356, 1704.2.357, 1704.2.358, 1704.2.359, 1704.2.360, 1704.2.361, 1704.2.362, 1704.2.363, 1704.2.364, 1704.2.365, 1704.2.366, 1704.2.367, 1704.2.368, 1704.2.369, 1704.2.370, 1704.2.371, 1704.2.372, 1704.2.373, 1704.2.374, 1704.2.375, 1704.2.376, 1704.2.377, 1704.2.378, 1704.2.379, 1704.2.380, 1704.2.381, 1704.2.382, 1704.2.383, 1704.2.384, 1704.2.385, 1704.2.386, 1704.2.387, 1704.2.388, 1704.2.38

