



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 Application Questionnaire for Administrative Approval

Today's Date: August 24, 2023

APPLICANT

1. Name of applicant and principle(s): GBSC Essex LLC / Michael Puma and Jitendra Gujjar
2. Premise address: 131 Essex Street, New York, 10002
3. Cross streets: Rivington and Essex Street
4. Trade name (DBA): Gotham Burger
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: Restaurant Wine (Beer/Wine/Cider)
9. Previous or current use of the location: N/A
10. Corporation and trade name of current location: N/A
11. Type of building and number of floors: Commercial Offices with 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 indoor
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): C4-4A
15. How many licensed establishments are within 1 block? 49
16. How many On-Premise (OP) liquor licenses are within 500 feet? 31
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: Burger Restaurant
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): 12pm-10pm 7 days/wk
22. Total number of table: 10 23. Total number of seats: 20
24. How many stand-up bars / bar seats are located on the premise? No bar, only kitchen counter

(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.)

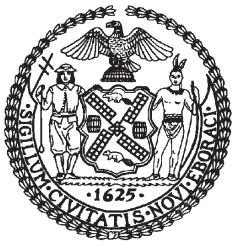
25. Describe all bars (length, shape, and location): No bar, only kitchen counter
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? 12pm-10pm everyday
28. What type of food is available for sale? Burgers and sides
29. Will a manager or principal always be on site? Yes No If yes, which? Michael Puma
30. How many employees will there be? 8
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: Basic Sonos speakers
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? _____
We can install stanchions and signs that guide crowds to be organized
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? _____
low music, no wait lines, early closing hours
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.
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.



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Community Board 3 Liquor License Stipulations for Administrative Approval

I, Jitendra J Gujjar, as a qualified representative of Gotham Burger Social Club, located at 131 Essex Street, New York, NY agree to the following stipulations:

- I will operate a full-service restaurant, specifically a (type of restaurant) _____
 Kitchen open and serving food every night during all hours of operation.
- My hours of operation will be: 12p-10p all days
 Mon _____; Tue _____; Wed _____;
 Thu _____; Fri _____; Sat _____; Sun _____.


(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)

- 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.
 - 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.
 - 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 _____.
 - I will play ambient recorded background music only. _____ number of TVs.
 - 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.
 - I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
 - I will not apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.
 - I will not participate in pub crawls or have party buses come to my establishment.
 - I will not have unlimited drink specials, including boozy brunches, with food.
 - 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** -
 - I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
 - I will conspicuously post this stipulation form beside my liquor license inside of my business.
 - 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: Jitendra J Gujjar Phone Number: 914-602-3590
16. I will: _____

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

 Signed _____ Dated 08/28/2023

Sworn to this 28th day of August, 2023

 /s/Jason Mizrahi Notary Public, State of New York
 Notary Public Registration #02MI6434172
 Qualified in New York County
 Commission Expires May 31, 2026

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

GBSC Essex LLC

Company Name / Contact Info
Nombre de la Compañía / Información de contacto

Plans to open a:
Restaurant
Planiifique abrir un/una:
Restaurante

131 Essex Street
address
131 Essex Street
dirección

Seeking a license to serve
Beer/Wine/Cider
En búsqueda de una
licencia para servir:
Cerveza/Vino

ALCOMMUNITY BOARD 3
SUA & DCA Hearing
Committee Meeting
Si hay preguntas o inquietudes, favor de comunicarse con el solicitante o
La Junta Comunitaria 3.
mmo3@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

GBSC Essex LLC

Company Name and Contact Number for Questions

plans to open a
Restaurant

at the following location
131 Essex Street
Including number and street name (if known)

This establishment is seeking a license to serve
Beer/Wine/Cider

Contact the Applicant or COMMUNITY BOARD 3
With any questions or concerns,
mmo3@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS 第 3 社區居民 請注意

GBSC Essex LLC

公司名字(Company) and/或 聯繫人及資料 (contact info)

Plans to open a (以上指店主要是在第 3 社區申請主要酒牌牌照生意)

餐廳 (Restaurant)
(請提供/Provide address)
門牌 (door) 牌號 (restaurant)
戶外座位 (outside seating) 或名
後街花園等 (backyard, terrace, etc.)

seeking a license
(請提供/Provide address)
門牌 (door) 牌號 (restaurant)
戶外座位 (outside seating) 或名
後街花園等 (backyard, terrace, etc.)

如有任何疑問或關注, 請聯繫申請者或第三社區委員會
mmo3@cb.nyc.gov - www.cb3manhattan.org



Spr

11-22

PROGRAMA DE RECONSTRUÇÃO DE LUGARES DE SAZONALIDADE
E SUCESSORES

The National Center
for Human Genome Research
has a grant for the
National Center for Human Genome Research
to support the National Center for Human Genome Research
to support the National Center for Human Genome Research

White graffiti on the left side of the shelter, including a large 'X' and other abstract shapes.

50 STAR
Blue graffiti on the left side of the shelter, including a star and the number 50.

DEZO
White graffiti on the bottom left of the shelter.

DEZO REW.
Large white graffiti on the bottom right of the shelter.

ATTENTION RESIDENTS & NEIGHBORS

GBSC Essex LLC

Company/DBA Name and Contact Number for Questions

**plans to open a
Restaurant**

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

**at the following location
131 Essex Street**

Building Number and Street Name (Address)

**This establishment is seeking a license to serve
Beer/Wine/Cider**

Beer & Wine or Beer

Contact Attorney Warren Kalyan & Mattocks
hello@warrenkalyan.com

Applicant Contact Information

**Contact the Applicant or 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

GBSC Essex LLC

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

Plans to open a (以上的店主想要在第 3 社區申請生意相關牌照擴展生意)

餐館 (Restaurant)

(請選擇/please choose) 酒吧 (Bar)/**餐館 (Restaurant)**
戶外咖啡 (Sidewalk Café) or 或者
後院花園咖啡(Backyard Use)

131 Essex Street

Address/生意地址

seeking a license to serve(以上的店主想要請以下相關酒牌照)

啤酒和酒牌照 (Beer/Wine/Cider)

(請選擇/please choose) **啤酒和酒牌照 (Beer & Wine)** or/或者
啤酒牌照 (Beer) or/或者
酒和烈酒牌照 (Wine & Liquor)

如有任何疑問或關注，請聯繫申請者或第三社區委員會
mn03@cb.nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

GBSC Essex LLC

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

Restaurant

Restaurante

(Please choose) Bar/Restaurant
sidewalk café/backyard use

(Favor de escoger) una Barra/un Restaurante
un café de acera o un patio de atrás

131 Essex Street

address

dirección

Seeking a license to serve

En búsqueda de una
licencia para servir:

Beer/Wine/Cider

Cerveza/Vino

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.

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