

P&B Pesetsky & Bookman

Jazba NYC LLC

Community Board SLA License Questionnaire

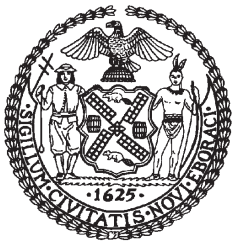
Pesetsky & Bookman

Applicant's Alcoholic Beverage Counsel

325 Broadway, Suite 501

New York, NY 10007

www.pb.law | (212) 513-1988 | hello@pb.law



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 Application Questionnaire

NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.

The following items and questionnaire package are due by date listed in email invite:

- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.

The following items are due by noon Wednesday before the meeting:

- Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website:
<https://www1.nyc.gov/site/manhattancb3/resources/community-groups.page>
 (this is not required but strongly suggested if a relevant group exists)
- Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

Check which you are applying for:

- new liquor license alteration of an existing liquor license corporate change

Check if either of these apply:

- sale of assets upgrade (change of class) of an existing liquor license

Today's Date: 01/30/2025

Is location currently licensed? Yes No Type of license: On-premises restaurant

If alteration, describe nature of alteration: Addition of a customer bar. Applicant will also file a Method of Operation change application to extend closing hours

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Jazba NYC LLC dba Jazba

APPLICANT:

Premise address: 207 2nd Avenue, New York, NY 10003

Cross streets: East 12th Street and East 13th Street

Name of applicant and all principals: Jazba NYC LLC: Rajesh Bhardwaj; Aniruddha Banerjee; Arun Nanda

Trade name (DBA): Jazba and Room 207

PREMISE:

Type of building and number of floors: Mixed use building with 5 stories

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

Yes No What is maximum NUMBER of people permitted 150 persons

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): Zoning R7A: mixed residential and commercial building

PROPOSED METHOD OF OPERATION:

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) Sunday through Thursday: 11:30AM - 12AM; Friday - Saturday: 11:30AM - 1:30AM

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? Yes No
If yes, please describe what type: _____

Number of indoor tables? 35 Total number of indoor seats? 70*

How many stand-up bars/bar seats are located on the premise (number, length, and location) 2 bars
located on the ground floor measuring 5'x17'x5' with 10 bar seats; add bar measuring 7'x8' with no seats

(A **stand-up bar** is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)

Does premise have a full kitchen? Yes No

Does it have a food preparation area? Yes No (If any, show on diagram) in kitchen spaces

Is food available for sale? Yes No If yes, describe type of food and submit a menu Indian cuisine*

What are the hours the kitchen will be open? All hours of operation

Will a manager or principal always be on site? Yes No If yes, which? _____

How many employees will there be? 15

Do you have or plan to install French doors accordion doors or windows? No

Will there be TVs/monitors? Yes No (If Yes, how many?) _____

Will premise have music? Yes No

If Yes, what type of music? Live musician DJs Streaming services/playlists

If other type, please describe _____

What will be the music volume? Background (conversational) Entertainment (live music venue level) Please describe your sound system: *

Will you host any promoted events, scheduled performances, or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? N/A

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? N/A

* How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. (Please do not answer "we do not anticipate congestion.") _____

Will there be security personnel? Yes No (If Yes, how many and when) _____

* How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. _____

Is sound proofing installed? Yes No

If not, do you plan to install sound proofing? Yes No

Are there current plans to use the Open Restaurants program for the sale or consumption of alcoholic beverages outdoors? (includes roof & yard) Yes No If Yes, describe and show on diagram:

APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously? Yes No

If yes, please indicate name of establishment: Jazba NYC LLC

Address: 207 2nd Avenue, New York, NY 10003 Community Board # 3

Dates of operation: May 2023 to present

Has any principal had work experience similar to the proposed business? Yes No If Yes, please attach explanation of experience or resume. Note: failure to disclose previous experience or information hampers the ability to evaluate this application.

Does any principal have other businesses in this area? Yes No If Yes, please give trade name, address and describe the business Jazba NYC LLC dba Jazba, 207 2nd Avenue, NYC 10003; Junoon NYC LLC, dba Junoon Restaurant, 19 West 24th Street, NYC 10010

Has any principal had SLA reports or action within the past 5 years? Yes No If Yes, attach list of violations and dates of violations and outcomes, if any.

Attach a separate diagram that indicates the location (**name and address**) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate **Bar**, **Restaurant**, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

LOCATION:

How many licensed establishments are within 1 block? 6

How many On-Premise (OP) liquor licenses are within 500 feet? 27

Is the premise within 200 feet on the same street of any school or place of worship? Yes No

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, but it is not required. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary)

We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.

- 1. My license type is: beer & cider wine, beer & cider liquor, wine, beer & cider
- 2. I will operate a full-service restaurant, specifically a (type of restaurant) Indian- upscale cuisine restaurant, or
 I will operate a _____,
 with a kitchen open and serving food during all hours of operation OR with less than a full-service kitchen but serving food during all hours of operation OR Other

* 3. My hours of operation will be:
 Mon 1130AM-12AM; Tue 1130AM-12AM; Wed 1130AM-12AM;
 Thu 1130AM-12AM; Fri 11:30AM-1:30AM; Sat 11:30AM-1:30AM;
 Sun 1130AM-12AM. (I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)

- 4. I will not use outdoor space for commercial use (including Open Restaurants) OR
 I will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors
- 5. I will employ a doorman/security personnel: _____
- 6. I will install soundproofing, _____

7. 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, or during unamplified performances or televised sports.
- I will have a closed fixed façade with no open doors or windows except my entrance door, which 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, or during unamplified performances or televised sports.
8. I will not have DJs, live music, third-party promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ DJs per _____, more than _____ private parties per _____.
9. I will play ambient recorded background music only.
10. 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.
11. I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12. I will not participate in pub crawls or have party buses come to my establishment.
13. I will not have unlimited drink specials, including boozy brunches, with food.
14. I will not have a happy hour or drink specials with or without time restrictions OR I will have happy hour and it will end by _____.
15. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. 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: Rajesh Bhardwaj

Phone Number: (917) 517-1596

207 2nd Avenue, New York, NY 10003



NYS Liquor Authority Mapping Project (LAMP)

version: 3.0.0

Search By Proximity

Search for an address or locate on map

207 2nd avenue, X Q

Show results within (Feet) 500

0 1500

Active Licenses (23)

JAZBA NYC LLC Active	0.07 ft
HOST 213 LLC Active	71.49 ft

Search by Lic ID, Ser#, Name, City, Zip, ...

Tasks	Results
Search Active Licenses	

Query criteria

License ID is

Legacy Serial Number is

Premises Name contains

Apply

Layer List

Layers

- Active Licenses
- Pending Licenses
- Inactive Licenses
- Places of Worship
- Public/Private Schools

Filter

- On Premises Liquor
- On Premises Wine
- On Premises Beer
- Off Premises Liquor
- Off Premises Wine

Legend

Active Licenses

- Temporary Licenses
- On Premises Liquor
- On Premises Wine
- On Premises Beer
- Off Premises Liquor

See next page for a list of on-premises licenses within 500-feet

ON-PREMISES LICENSES WITHIN 500 FEET OF
207 2ND AVENUE, NEW YORK, NY 10003

Name		Address	Distance
JAZBA NYC LLC License ID: 0340-24-101490 Legacy Serial No.: 6009435	applicant	207 2ND AVE NEW YORK, NY 10003	0 ft
HOST 213 LLC License ID: 0340-23-129638 Legacy Serial No.: 1315911	OP restaurant	213 2ND AVE NEW YORK, New York 10003	71 ft
K&L HOSPITALITY LLC License ID: 0340-23-139256 Legacy Serial No.: 1336066	OP restaurant	219 2ND AVE NEW YORK, New York 10003	157 ft
BEST SPEAKEASIES NYC LLC License ID: 0340-23-128454 Legacy Serial No.: 1345207	OP restaurant	221 2ND AVE NEW YORK, New York 10003	183 ft
12TH ST ALE HOUSE LLC License ID: 0340-22-109070 Legacy Serial No.: 1314194	OP tavern	192 2ND AVE 2ND AVE & 12TH ST NEW YORK, New York 10003	215 ft
31 ORCHARD ST REALTY INC License ID: 0370-24-131821 Legacy Serial No.: 6040527	OP tavern	301 E 12TH ST NEW YORK, New York 10003	245 ft
PJ RESTAURANT INC License ID: 0340-23-129460 Legacy Serial No.: 1299503	OP restaurant	302 E 12TH ST NEW YORK, New York 10003	349 ft
322 E 14TH STREET CORP License ID: 0340-23-127453 Legacy Serial No.: 1136016	OP restaurant	322 E 14TH ST 13TH & 15TH STREETS NEW YORK, New York 10003	381 ft
LONGFORD LADS LLC, THE License ID: 0340-23-128034 Legacy Serial No.: 1355467	OP restaurant	231 2ND AVE NEW YORK, New York 10003	397 ft
PEPRICO INC License ID: 0340-22-103009 Legacy Serial No.: 1279139	OP restaurant	182 2ND AVE NEW YORK, New York 10003	398 ft
CUS MF POWERHOUSE LLC License ID: 0340-23-139379 Legacy Serial No.: 1332873	OP restaurant	233 E 14TH ST NEW YORK, New York 10003	429 ft
JUDEX ENTERPRISES INC License ID: 0340-23-131131 Legacy Serial No.: 1024266	OP restaurant	178 2ND AVENUE NEW YORK, New York 10003	436 ft
JINX PROOF II LLC License ID: 0370-24-100992 Legacy Serial No.: 6008909	OP tavern	231 E 14TH ST NEW YORK, NY 10003	447 ft
FT 245 CORP License ID: 0370-23-164672 Legacy Serial No.: 6007068	OP tavern	245 EAST 11TH STREET AKA 175 S NEW YORK, NY 10003	462 ft
243 E 14TH CAFE INC License ID: 0340-23-137154 Legacy Serial No.: 1269715	OP restaurant	243 E 14TH ST NEW YORK, New York 10003	464 ft
Frado Inc. License ID: 0340-24-137069 Legacy Serial No.: 6045923	OP restaurant	218 E 14th St New York, New York 10003	467 ft

RIDER FOR MANAGEMENT OF VEHICULAR TRAFFIC AND SIDEWALK CROWDS

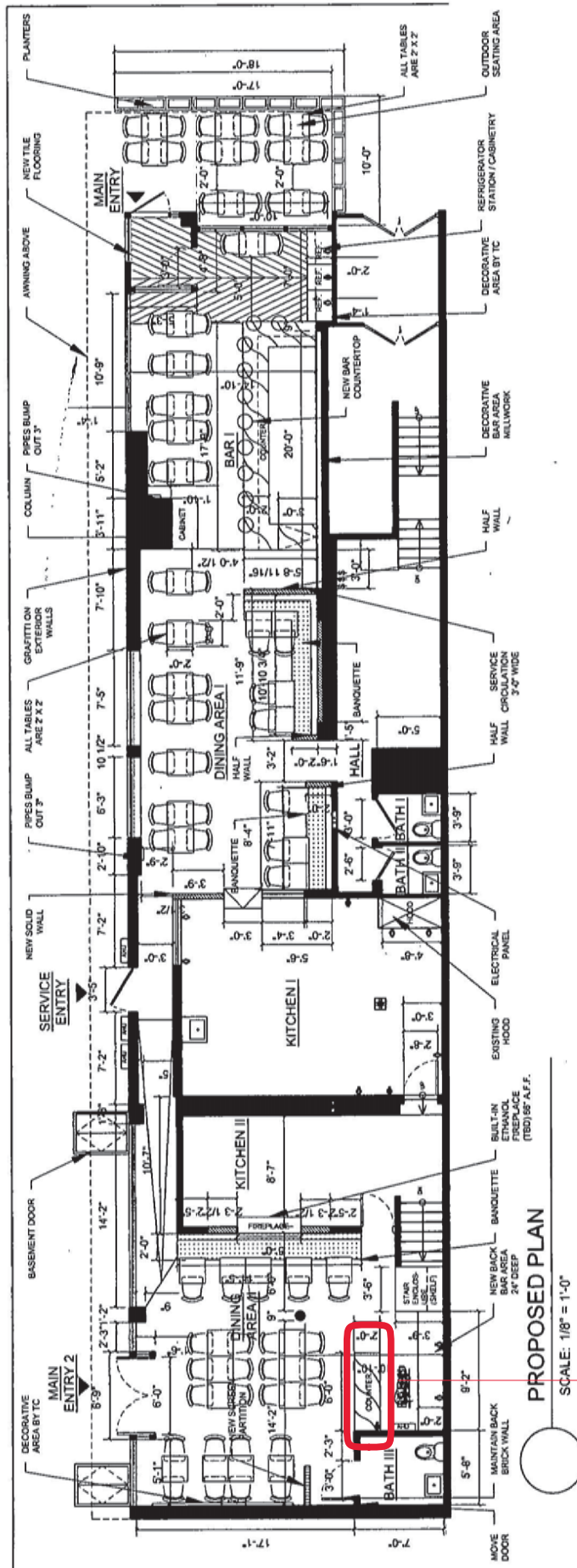
The applicant is currently operating as a restaurant without any issues with vehicle or pedestrian traffic. Further, the applicant will not be making any changes to the physical layout or the maximum occupancy of the premises. It is anticipated that most patrons will arrive via public transportation as the closest MTA subway station is a 4-minute walk in addition to the Union Square station in addition to the MTA-M15 Bus line that travels along Second Avenue. There is also metered street parking on 13th Street

RIDER FOR MANAGEMENT OF NOISE

The applicant is currently operating as a restaurant without any issues with noise control. Further, the applicant will not be making any changes to the physical layout or the maximum occupancy of the premises. Recorded music will be always played at ambient background levels. Live music will only be present at the premises for special occasions, and will be limited to acoustic guitar and violin.

2ND AVENUE

EAST 13TH STREET



SEATING COUNT

- OUTDOOR DINING = 19 SEATS
- FRONT DINING = 40 SEATS
- BAR I = 10 SEATS
- BACK DINING = 25 SEATS

WALL LEGEND

- EXG. WALL
- HALF WALL

PROPOSED PLAN
SCALE: 1/8" = 1'-0"

new customer bar

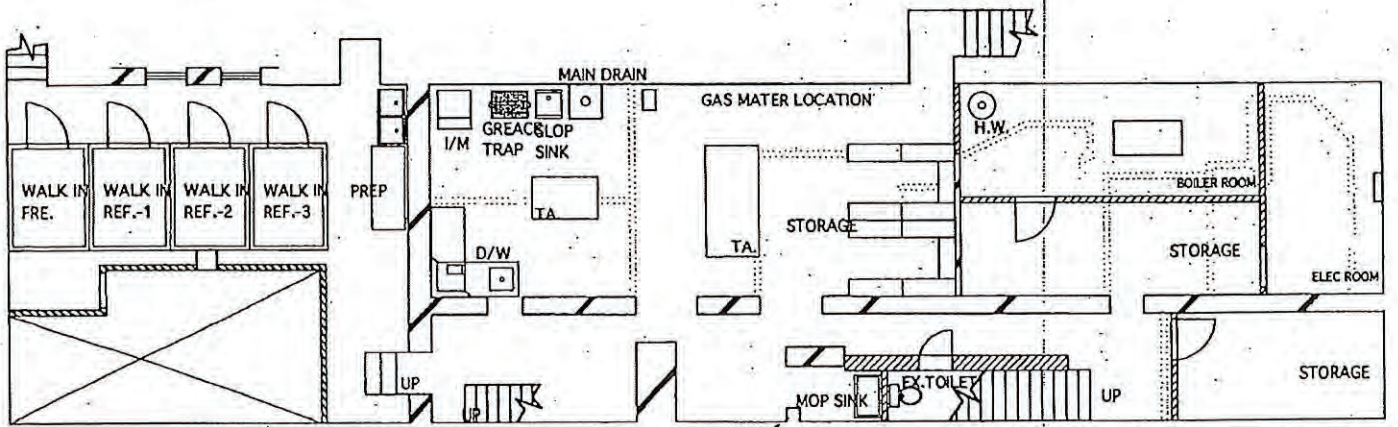
DRAWING NO.	PROPOSED PLAN
	SCALE: 1/8" = 1'-0"
DATE: JANUARY 10, 2023	

PROPOSED PLAN

JAZBA RESTAURANT

Jazba NYC LLC
207 2nd Avenue
New York, NY 10003
GROUND FLOOR

CURRIMBOY & ASSOCIATES
ARCHITECTURE + DESIGN
347 WEST 38TH STREET, 7TH FLOOR, NEW YORK, NY 10018



BASEMENT PLAN

207 SECOND AVENUE NY NY 10003
SCALE: N/A

Jazba NYC LLC
207 2nd Avenue
New York, NY 10003

Basement

MENU

Lotus Chips - Crispy Lotus Root, lotus puffs, spiced hummus

Pepper Pakora— shishito stuffed peppers, walnut radish dip, tamarind chutney, mint cilantro chutney

Four Cheese Naan - gruyere, mozzarella, paneer, sharp cheddar, Served with papaya murraba and mint cilantro chutney

Sloppy Pao - potato and tomato stuffed pao bread, pickled onions, garlic chutney, amul butter

Oyster Puchka - Puchkas, fresh oysters, onion, tomato, cilantro

Smoked Salmon Garlic Flatbread - jalapeño cream cheese, cucumber, pickled onion, garlic naan, smoked salmon

Uni Toast - Brioche, uni, caviar, lime aioli

Chicken Adana Kebab - minced chicken kebab, roomali roti, roasted pepper, tomato, cucumber onion salad, yogurt

Goat Taco - minced spiced goat patty, saffron jaggery paratha, walnut radish chutney, mint cilantro onions

Duck & Mushroom Dirty Rice - Duck leg, soy honey garlic sauce, mushrooms, ginger, scallions, soft boiled egg, garlic chips, fried onions