



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

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 Friday 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: 05/01/2023

Is location currently licensed? ☐ Yes ☒ No Type of license: _____

If alteration, describe nature of alteration: _____

Previous or current use of the location: New construction following demolition of the premises

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 24 1st Avenue (a/k/a 101 East 2nd St), Unit C, New York, NY 10009

Cross streets: East 1st Street & East 2nd Street

Name of applicant and all principals: Ahtesham "Jimmy" Rizvi

Trade name (DBA): TBD

PREMISE:

Type of building and number of floors: Mixed-use - 8 floors including the basement

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 Pending

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): R8B

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-Wednesday: 10am-11pm; Thursday-Saturday: 10am-2am

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? ☐ Yes ☒ No

If yes, please describe what type: N/A

Number of indoor tables? 37 Total number of indoor seats? 147 (includes 12 bar seats)

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1 bar- 22'8" x 3'- 12 seats- Ground floor

(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)

Is food available for sale? ☒ Yes ☐ No If yes, describe type of food and submit a menu Indian food- See attached menu

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

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Jimmy Rizvi

How many employees will there be? 25-30

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows?

Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 2 (TBD if they will actually be used)

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: SONOS

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? No

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.") Text notification system with an employee assigned to insure no loitering outside the premises

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. Background music only with volume control speakers

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: Please see attached addendum

Address: _____ Community Board # _____

Dates of operation: _____

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 Please see attached addendum

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.

Active Licenses/Experience of Principal Ahtesham "Jimmy" Rizvi

Business Name: Lefkada LLC d/b/a Korali
Business Address: 1662 3rd Avenue, New York, NY 10128
Date Interest Began: 11/04/2014
Community Board: Manhattan Community Board 8
Serial #: 1282223

Business Name: GHP NY LLC d/b/a Gupshup
Business Address: 113 East 18th Street, New York, NY 10003
Date Interest Began: 02/05/2018
Community Board: Manhattan Community Board 5
Serial #: 1308054

Business Name: Bombay House Hospitality LLC d/b/a Chote Miya
Business Address: 75 9th Avenue (Chelsea Market), Suite 01A66, New York, NY 10011
Date Interest Began: 07/18/2022
Community Board: Manhattan Community Board 4
Serial #: 1339410

LOCATION:

How many licensed establishments are within 1 block? 5 licenses on the same block (including one grocery store)- see attached

How many On-Premise (OP) liquor licenses are within 500 feet? 11

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) Modern Indian Restaurant & Cocktail Bar 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 10am-11pm ; Tue 10am-11pm ; Wed 10am-11pm ;
Thu 10am-2am ; Fri 10am-2am ; Sat 10am-2am ;
Sun 10am-11pm . (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
☐ My sidewalk café hours or other outside hours (including Open Restaurants) will be





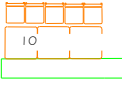

5. ☐ I will employ a doorman/security personnel: _____
6. ☒ I will install soundproofing, _____

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 N/A
9. ☒ I will play ambient recorded background music only.
10. ☒ I will not participate in pub crawls or have party buses come to my establishment.
11. ☐ I will not have unlimited drink specials, including boozy brunches, with food.
12. ☐ 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 7pm.
13. ☐ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
14. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
15. ☒ 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.

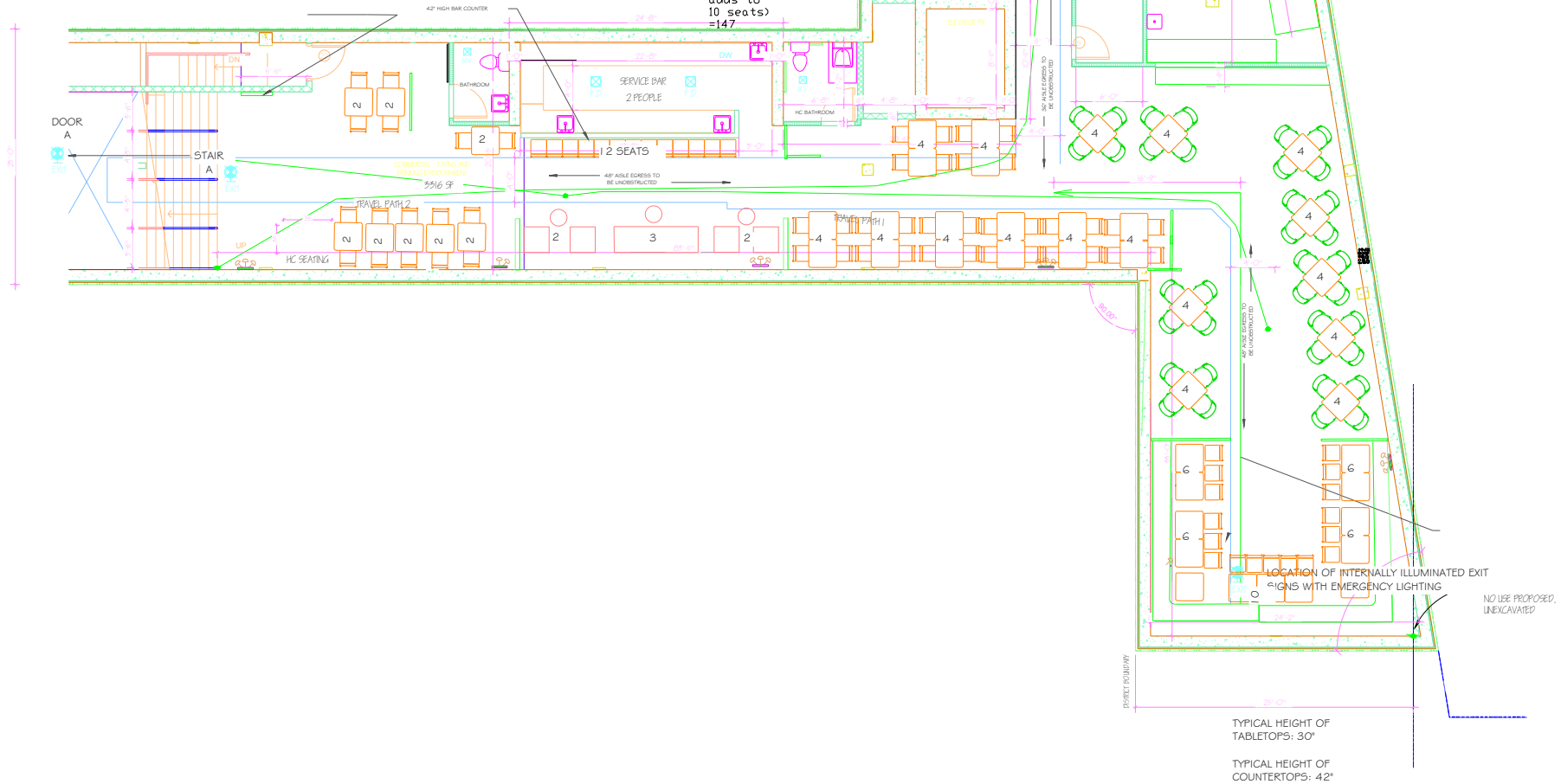
Name: Jimmy Rizvi

Phone Number: 201-696-7222

KEY FOR OCCUPANCY
AND SEAT LENGTH PER 1028.1.3

TYP. CHAIR	#
	1 PEOPLE 12
	2 PEOPLE 20
	4 PEOPLE 68
	6 PEOPLE 24
	10 PEOPLE 10
	3 PEOPLE 3
	137

OCCUPANCY: 137+10(5
convertable
tables
adds to
10 seats)
=147



TYPICAL HEIGHT OF
TABLETOPS: 30"

TYPICAL HEIGHT OF
COUNTERTOPS: 42"

Site Images-



Entrance



Inside view



Bar



Front of the Bar



Dining area



Dining area- POS / Station



Skylight sitting space

Mood-board



MENU

Small Plates:

- Foie gras kebabs with fig chutney
- Scallops with coconut curry and crispy okra
- Truffle naan with roasted garlic and black cumin
- Lobster chaat with pomegranate and mint
- Quail tandoori with spiced apple chutney

Large Plates:

- Tandoori lamb chops with saffron rice and mint raita
- Pan-seared duck breast with spiced cherry chutney and naan bread pudding
- Lobster korma with cashew nut gravy and truffle naan
- Braised short ribs with Kashmiri chili and potato puree
- Grilled venison with black cardamom and wild rice

Sides:

- Truffle mac and cheese with paneer and panko topping
- Roasted cauliflower with mustard and cumin seeds
- Black lentil dal with smoked tomato and fenugreek
- Brussels sprouts with honey and mustard glaze
- Naan bread with truffle butter and sea salt

Bar Snacks:

- Foie gras samosas with apple chutney
- Masala-spiced popcorn with cashews and curry leaves
- Grilled prawns with mango and chili salsa
- Lamb meatballs with saffron aioli
- Vegetable fritters with cilantro and mint dip

Beverages:

- Masala chai latte with almond milk foam

Cocktails:

- Tamarind Margarita: Tequila, tamarind syrup, lime juice, and chili salt rim.
- Spiced Old Fashioned: Bourbon, cardamom and cinnamon syrup, and orange bitters.
- Mango and Jalapeno Martini: Vodka, mango puree, jalapeno syrup, and lime juice.
- Cucumber and Mint Gimlet: Gin, cucumber juice, mint syrup, and lime juice.
- Chai and Whiskey Sour: Whiskey, chai syrup, lemon juice, and egg white foam.

Mocktails:

- Masala Chai Latte: Chai tea, almond milk, and honey.
- Spiced Mango Lassi: Mango puree, cardamom and cinnamon syrup, and yogurt.

- Rose and Lime Spritzer: Rose syrup, lime juice, and sparkling water.
- Ginger and Turmeric Tonic: Ginger syrup, turmeric powder, and tonic water.
- Cucumber and Mint Lemonade: Cucumber juice, mint syrup, and lemon juice.

Beer:

- Kingfisher: A popular Indian lager with a crisp and refreshing taste.
- Flying Horse: A light and smooth Indian lager with a slightly sweet finish.
- White Rhino: An Indian wheat beer with hints of coriander and orange peel.
- Bira 91: An Indian craft beer with a fruity and hoppy taste.
- Simba: An Indian pale ale with a bold and bitter taste.

White Wines:

- Chateau St. Jean Chardonnay, Sonoma County
- Duckhorn Sauvignon Blanc, Napa Valley
- Cakebread Cellars Chardonnay, Napa Valley
- Far Niente Chardonnay, Napa Valley
- Rombauer Vineyards Chardonnay, Carneros

Red Wines:

- Caymus Vineyards Cabernet Sauvignon, Napa Valley
- Ridge Vineyards Monte Bello, Santa Cruz Mountains
- Silver Oak Cellars Cabernet Sauvignon, Alexander Valley
- Stag's Leap Wine Cellars Artemis, Napa Valley
- Opus One Red Blend, Napa Valley

Rosé Wines:

- Matthiasson Rosé, Napa Valley
- Scribe Winery Rosé of Pinot Noir, Carneros
- Chateau d'Esclans Whispering Angel, Provence-style Rosé from California
- Liquid Farm Vogelzang Vineyard Rosé, Happy Canyon of Santa Barbara
- Ameztoi Rubentis Txakolina Rosé, Getariako Txakolina

Sparkling Wines:

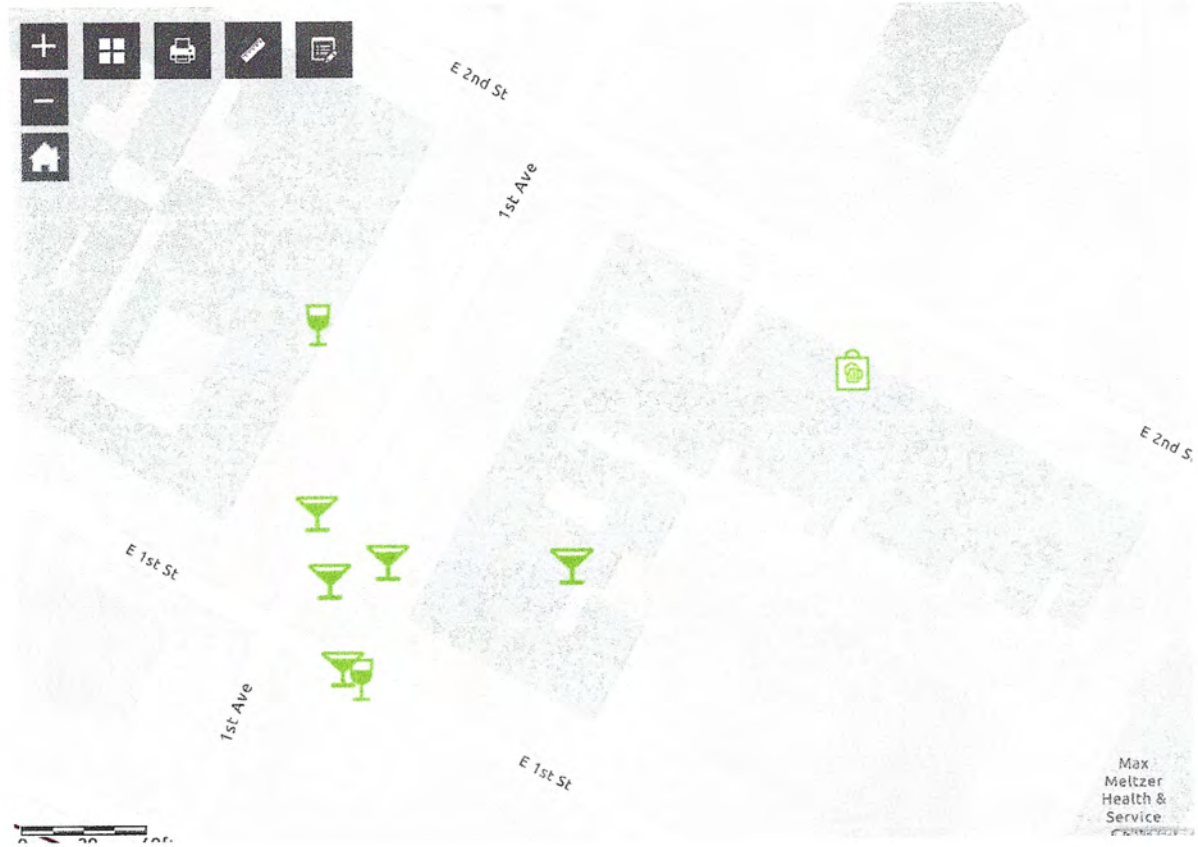
- Schramsberg Vineyards Blanc de Blancs, North Coast
- Domaine Carneros Brut Rosé, Carneros
- Iron Horse Vineyards Classic Vintage Brut, Green Valley
- Roederer Estate Brut, Anderson Valley
- Gruet Blanc de Noirs, New Mexico

Highlighted wines by the glass:

- Chateau St. Jean Chardonnay, Sonoma County
- Caymus Vineyards Cabernet Sauvignon, Napa Valley
- Matthiasson Rosé, Napa Valley
- Domaine Carneros Brut Rosé, Carneros

Licenses on the same block

1



This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:	
Location	24 1st Ave, New York, New York, 10009
Geocode	Latitude: 40.72366 longitude: -73.98796
Report Generated On	5/1/2023

8 Closest Liquor Stores		
Name	Address	Distance
JCCSM INC Ser #: 1336591	45 1ST AVE NEW YORK, NY 10003	311 ft
VIJAYA GROUP INC Ser #: 1326346	100 STANTON ST NEW YORK, NY 10002	838 ft
EAST HOUSTON STREET WINE & LIQUOR INC Ser #: 1266928	250 E HOUSTON ST STORE #13 NEW YORK, NY 10002	915 ft
NIZGA CORP Ser #: 1023551	58 AVENUE A NEW YORK, NY 10009	916 ft
S & P LIQUOR & WINE CORP Ser #: 1281498	89 2ND AVE NORTH STORE NEW YORK, NY 10003	1,214 ft
SALGIRAH CORP Ser #: 1276123	141 ESSEX ST NEW YORK, NY 10002	1,248 ft
ELIZABETH & VINE INC Ser #: 1192584	269 BOWERY NEW YORK, NY 10012	1,306 ft
DISCOVERY WINES LLC Ser #: 1254572	16 AVE B NEW YORK, NY 10009	1,370 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet

Name	Distance
Orthodox Cathedral of The Holy	490 ft

Pending On Premises Liquor Licenses within 750 feet


Name	Address	Distance
ONLY LOVE STRANGERS LLC Ser #: 1362090	175-177 E HOUSTON STREET ENTRANCE ON 200 ALLEN STREET NEW YORK, NY 10002	369 ft
MAYREE TEAMWORK PLUS CORPORATION Ser #: 1349921	58 E 1ST ST NEW YORK, NY 10003	376 ft
CARIBEAL LLC Ser #: 1353529	205 ALLEN ST STORE #4 AKA 203 ALLEN ST NEW YORK, NY 10002	507 ft
23AVEBAR CORP Ser #: 1356050	23 AVENUE A NEW YORK, NY 10009	606 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
ALLYN LLC Ser #: 1280469	16 1ST AVE NEW YORK, NY 10009	109 ft
REQUISITE BOOTIE INC Ser #: 1024348	14 1ST AVENUE NEW YORK, NY 10009	139 ft
ALLEGRA ALLEGRA INC Ser #: 1024166	15 1ST AVENUE NEW YORK, NY 10003	148 ft
GOLDEN C HOSPITALITY INC Ser #: 1271096	13 1ST AVE 72 E 1ST STREET NEW YORK, NY 10003	164 ft
12 FIRST AVE RESTAURANT CORP Ser #: 1236229	76 E 1ST ST AKA 12 1ST AVE NEW YORK, NY 10009	192 ft
MACPER LLC Ser #: 1283410	41 1ST AVE NEW YORK, NY 10003	253 ft
EEMT INC Ser #: 1145206	86 E 3RD ST 1ST AVENUE & 2ND AVENUE NEW YORK, NY 10003	402 ft
PRUNE LLC Ser #: 1100479	54 E 1ST STREET 1ST & 2ND AVENUE NEW YORK, NY 10003	409 ft
159 HUNTINGTON HOLDINGS INC Ser #: 1274965	159 E HOUSTON ST NEW YORK, NY 10002	412 ft

LESFLO ENTERPRISE LLC Ser #: 1333757	51 1ST AVE NEW YORK, NY 10003	461 ft
205 ALLEN ST LLC Ser #: 1335291	205 ALLEN ST NEW YORK, NY 10002	462 ft
KENROCK ENTERPRISES LLC Ser #: 1218044	192 ALLEN ST GROUND FLOOR NEW YORK, NY 10002	505 ft
FOOLS GOLD NYC LLC Ser #: 1275992	145 E HOUSTON ST NEW YORK, NY 10002	513 ft
ALLEN OPERATING COMPANY LLC & ORCHARD ST REST LLC Ser #: 1192619	190 ALLEN STREET STANTON & EAST HOUSTON STREETS NEW YORK, NY 10002	543 ft
ROCKWOOD MUSIC CORP Ser #: 1156950	194 ALLEN ST UNITS B4, B5, & B6 NEW YORK, NY 10002	555 ft
S W MONTE INC Ser #: 1024134	217 E HOUSTON ST NEW YORK, NY 10002	600 ft
LIQUID SAMURAI LLC Ser #: 1283751	245 ELDRIDGE ST NEW YORK, NY 10002	628 ft
188 ALLEN ST INC Ser #: 1330353	188 ALLEN ST NEW YORK, NY 10002	636 ft
SWAUTO LTD Ser #: 1024671	25 AVENUE A NEW YORK, NY 10009	638 ft
EASTERN DISTRICT OPERATIONS LLC Ser #: 1329636	177 LUDLOW ST NEW YORK, NY 10002	641 ft
LUDLOW HOTEL OPERATING LLC & LUDLOW HOTEL F&B LLC Ser #: 1275487	180 184 LUDLOW ST & BEVERAGE LLC NEW YORK, NY 10002	643 ft
JJD GROUP LLC Ser #: 1210668	9 AVENUE A HOUSTON & 1ST AVE NEW YORK, NY 10009	649 ft
OSTERIA GRANO LLC Ser #: 1281633	175 LUDLOW ST NEW YORK, NY 10002	649 ft
PUB 138 INC Ser #: 1316189	181 ORCHARD ST SOUTH STORE NEW YORK, NY 10002	650 ft
CRAWFORD FLICK INC Ser #: 1024603	7 AVENUE A NEW YORK, NY 10009	653 ft
DOWNTOWN DINING LLC Ser #: 1265284	5 AVENUE A NEW YORK, NY 10009	660 ft
247 LUV NYC LLC Ser #: 1169316	247 ELDRIDGE ST NEW YORK, NY 10002	662 ft
SAFF INC Ser #: 1024136	249 ELDRIDGE STREET NEW YORK, NY 10002	663 ft
DOUBLE DOWN NYC LLC Ser #: 1174399	14 AVENUE A HOUSTON & E 2ND STREET	678 ft

	NEW YORK, NY 10009	
ROBERT SANDS INC Ser #: 1191958	12 AVENUE A HOUSTON & FIRST NEW YORK, NY 10009	679 ft
MRRDIGO LLC, IHG MGMT MARYLAND LLC & GG LES LLC Ser #: 1286719	171 LUDLOW ST A/K/A 180 ORCHARD ST NEW YORK, NY 10002	695 ft
SWEET CHICK LES LLC Ser #: 1274831	178 LUDLOW ST NEW YORK, NY 10002	699 ft
MONEYGOROUND INC Ser #: 1339492	235 ELDRIDGE ST NEW YORK, NY 10002	705 ft
ROLO REST LLC Ser #: 1225341	32 AVENUE A E 2ND STREET & E 3RD STREET NEW YORK, NY 10009	715 ft
ILLB INC Ser #: 1314604	43 AVENUE A 141 E 3RD ST GND FL NEW YORK, NY 10009	744 ft

From: Kimberly Summers kimberly@ds-lawoffices.com 
Subject: 24 1st Avenue- CB3 Application
Date: May 1, 2023 at 12:08 PM
To:

KS

Good afternoon,

I am the attorney for an Entity to be formed by Ahtesham "Jimmy" Rizvi, who plans to open an Indian restaurant at 24 1st Avenue.

Please see the attached completed application in advance of his hearing before CB3 on May 15th. Please note the intended hours of operation are as follows: Sunday-Wednesday: 10am-11pm and Thursday-Saturday: 10am-2am. There is NO outdoor seating for this establishment and there will be background music only in the premises. Mr. Rizvi is an experienced owner and operator of 3 other licensed restaurants in NYC (the names, addresses, and serial numbers are included in the application).

If you have any questions or concerns please do not hesitate to reach out. Also, if you there are any neighborhood/block associations that would be interested in this application, please forward accordingly. Thank you and have a great day.

Best regards,

Kimberly A. Summers, Esq.
DIPASQUALE & SUMMERS
555 Fifth Avenue, 14th Floor
New York, New York 10017
(t) 646.383.4607
(f) 646.606.2388
www.DS-LawOffices.com

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Entity to be
formed...ted.pdf