

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 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: March 26, 2024

Is location currently licensed? ☐ Yes ☒ No Type of license: previous lic exp 10/31/22

If alteration, describe nature of alteration: _____

Previous or current use of the location: restaurant and bar

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 151 Essex St

Cross streets: Rivington and Stanton Streets

Name of applicant and all principals: Marc Rabinowitz, Rie Rabinowitz,
Claude Rabinowitz

Trade name (DBA): Jazz Genius Corporation

PREMISE:

Type of building and number of floors: Mix used 7 story building

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 _____

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

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 thru Wednesday 11:30 AM to midnight

Thursday, Friday and Saturday 11:30 AM to 2:00 AM

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

If yes, please describe what type: incidental sale of music/venue related merch (cds, t-shirts, etc)

Number of indoor tables? approx. 30 Total number of indoor seats? approx. 70

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____

1 customer bar in the cellar - approx 15 stools at the bar -- Approx 15 stools along side wall

(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 _____

See attached menu

What are the hours the kitchen will be open? all open hours to 30 minutes before close.

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

How many employees will there be? approx 5 on premises at a time. increased if required.

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

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 Live jazz in cellar -- background level music on ground floor

What will be the music volume? ☒ Background (conversational) ☒ Entertainment (live music venue level) Please describe your sound system: microphone, mixer, amplifier, 2 speakers, limiters, eq.

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? _____

Yes, jazz, every night.

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? social media, online and print magazines, word of mouth, email

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.") _____

We will encourage people to park in the municipal parking lot, one block away.

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

One security each night.

How do you plan to manage noise inside and outside your business so neighbors will not be affected?

Please attach plans. Ground floor will house waiting area for downstairs to keep people off street.

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: Kirakuya Sake Bar

Address: 2 W 32nd St (Hotel Stanford) Community Board # 5

Dates of operation: 2010 - 2016

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 _____

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? 27

How many On-Premise (OP) liquor licenses are within 500 feet? 37

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) American 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 11:30 AM - midnight; Tue 11:30 AM - midnight; Wed 11:30 AM - midnight;
Thu 11:30 AM - 2:00 AM; Fri 11:30 AM - 2:00 AM; Sat 11:30 AM - 2:00 AM;
Sun 11:30 AM - midnight. (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: one per evening
6. ☒ I will install soundproofing, as necessary for live music in cellar only.

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 UPSTAIRS. **Downstairs only Live Music
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: Marc Rabinowitz

_ Phone Number 347-327-6817

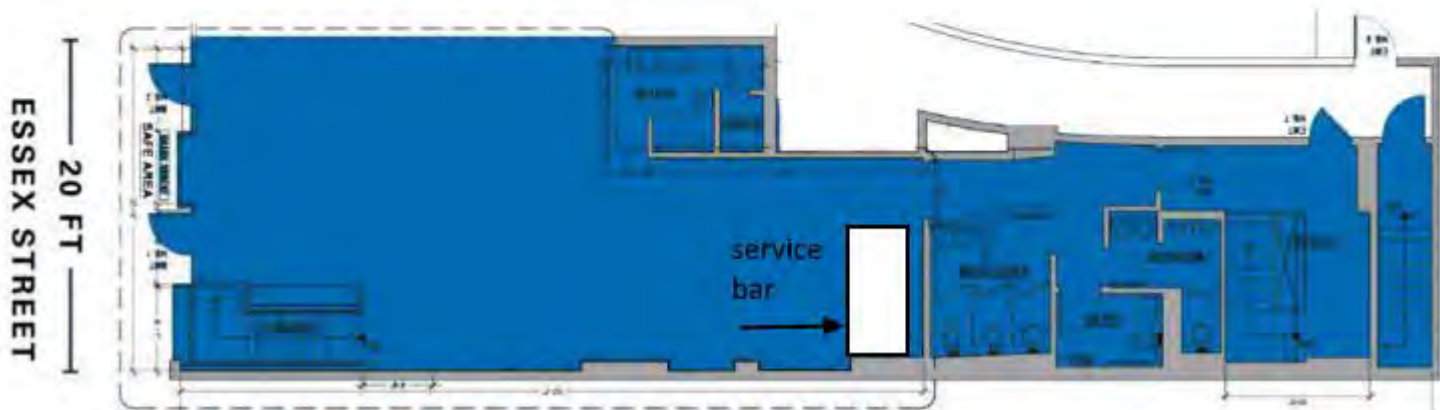
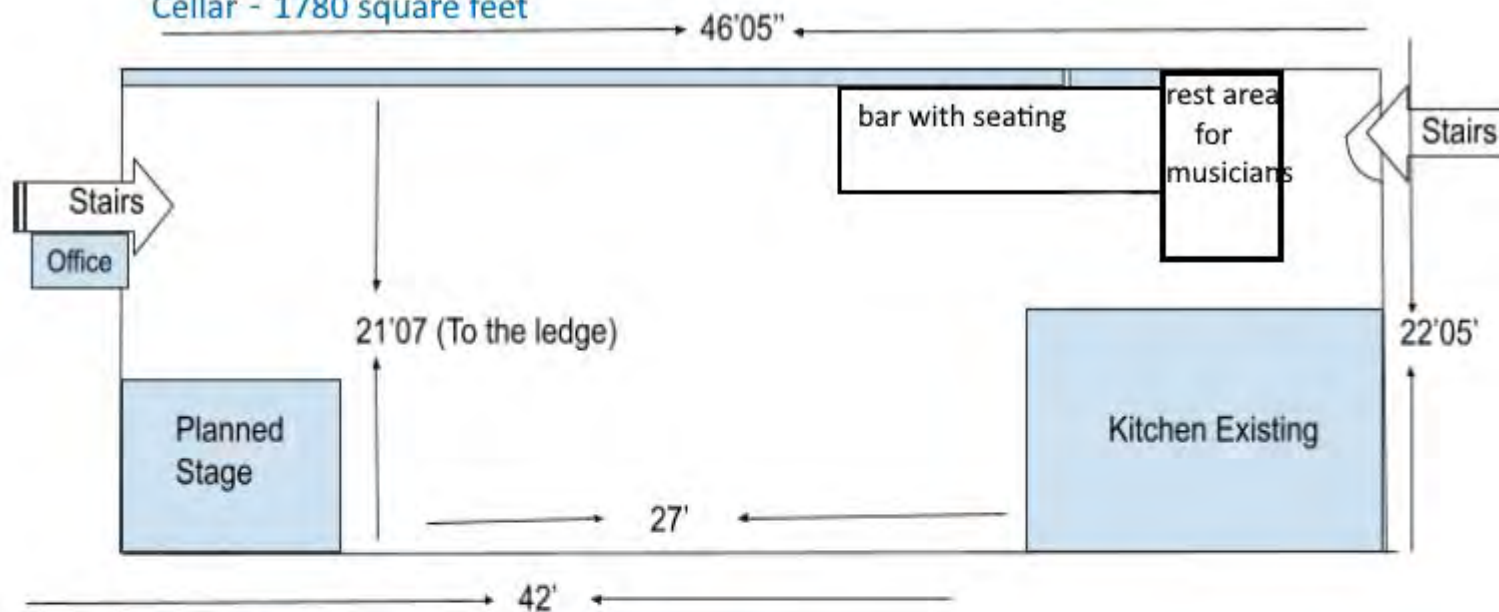
Related Work Experience:

Rie (Nakajima) Rabinowitz - 1) 1/2 owner of Kirakuya Saki Bar and restaurant from 2010 - 2016 with her sister. Kirakuya was located in the Hotel Stanford at 43 W 32nd St. Closed due to Covid.

2) part owner of Japas restaurant, bar and karaoke at 9 E 38th St from 2011 - 2021

Marc Rabinowitz - worked part time at Danny Meyer's jazz club, The Jazz Standard at 116 W 27th St from 2016 - 2020. Got to meet a lot of the musicians, got to listen to the music, helped with seating and reservations.

Cellar - 1780 square feet



Ground floor - 1650 square feet



[PROPOSED]

Jazz Genius

Inspired Music & Gluten-free Food

WARM UPS & SHARES

chicken wings
pork tacos w/corn tortilla
burrata, tomato & basil
jumbo shrimp cocktail
tuna tartare
king crab legs
gluten free pizza
hamachi crudo

FEATURED SET

miso honey glazed salmon
w/brown rice and sauteed bok choy and lemon caper sauce
roasted pork tenderloin
mango/orange sauce, garlic mashed potato, sauteed spinach
roasted lancaster chicken
roasted carrots & parsnips, farragon pan jus
penne alla chitarra
san marzano tomato, basil, garlic and EVOO
angus burger
house cured black and white peppercorns, aged cheddar
filet mignon
center cut beef tenderloin, maitre d'butter

DESSERT

warm chocolate brownie w/vanilla ice cream
creme brulee
fruit plate
coffee/tea



[PROPOSED]

Cocktail Menu



Golden Hour

Casamigos silver tequila, del maguey vida
mezcal, pineapple, golden beet, ginger, turmeric, lime



Skarlet Sky

Belvedere Vodka, cherry brandy, liilet blanc, carpano
dry, tart cherry



From the garden

Herb-infused Gin, Bitters, snow pea, shiso



Midnight Sonata Sazerac

Coconut-washed Rye, vanille de madagascar, cherry
bitters



Crescent City Collins

Gin, Cucumber Juice, Lime Juice



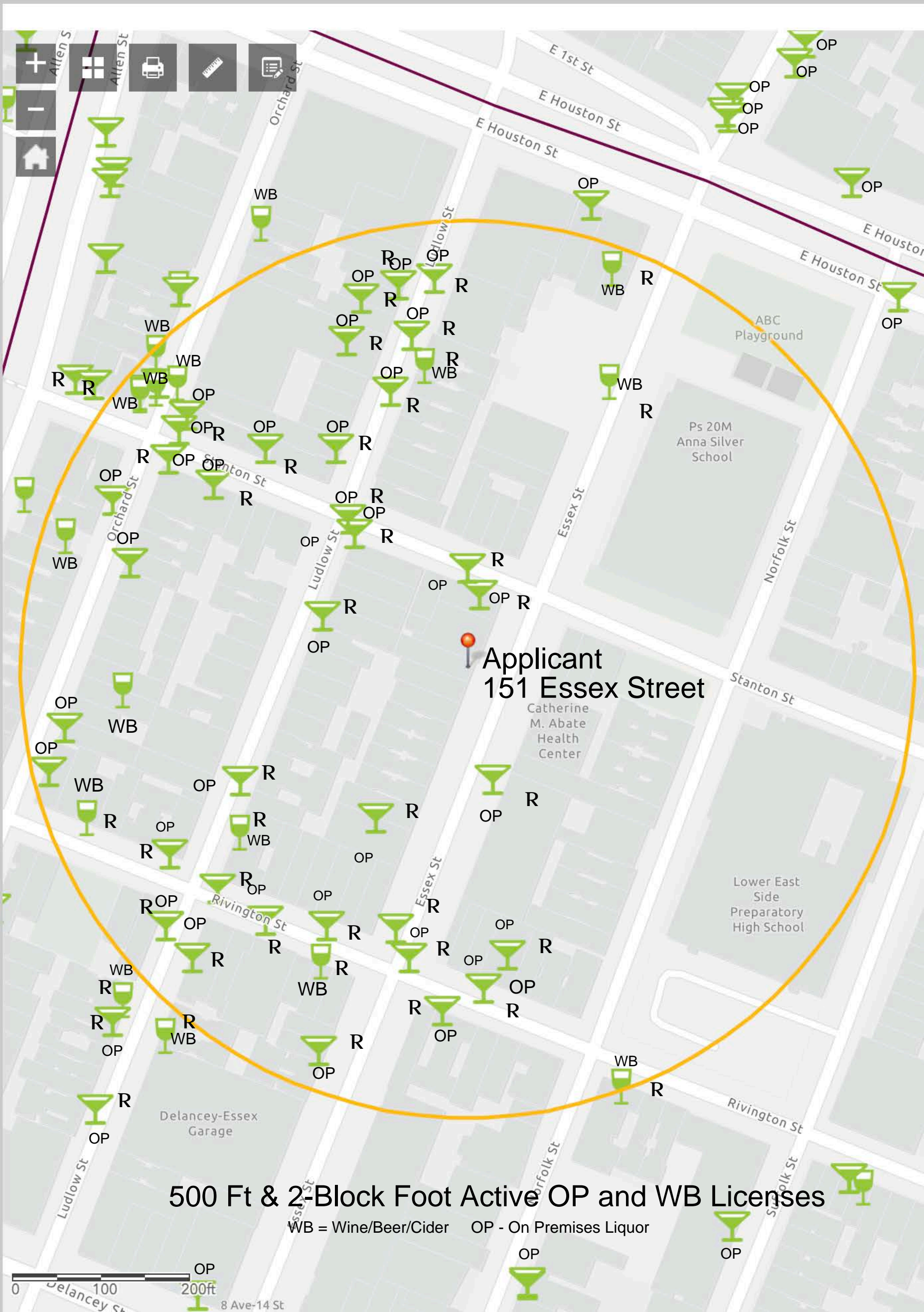
Jazz Noir

Grey Goose, Pear Lemonade, pineapple



NYS Liquor Authority Mapping Project (LAMP)

version: 3.0.0



Active On Premises Liquor Licenses within 500 feet

Name	Address	Distance
DANIEL CABA License ID: 0340-23-138172 Legacy Serial No.: 1332083	117 STANTON ST NEW YORK, New York 10002	83 ft
UBER CAFFE LLC License ID: 0340-23-134800 Legacy Serial No.: 1268136	116 STANTON ST NEW YORK, New York 10002	112 ft
GUAPO BODEGA LLC License ID: 0340-22-113623 Legacy Serial No.: 1246348	146 ESSEX STREET NEW YORK, New York 10002	127 ft
OWLINGS INC License ID: 0340-22-103830 Legacy Serial No.: 1170538	152 LUDLOW STREET RIVINGTON & STANTON STREETS NEW YORK, New York 10002	172 ft
FOUNDATION LOUNGE CORP License ID: 0340-23-135024 Legacy Serial No.: 1280506	137 ESSEX ST NEW YORK, New York 10002	195 ft
158 LUDLOW REST LLC License ID: 0340-22-105902 Legacy Serial No.: 1131361	158 LUDLOW STREET STANTON & RIVINGTON NEW YORK, New York 10002	196 ft
LOCO 111 INC License ID: 0340-22-110924 Legacy Serial No.: 1131031	105 STANTON ST NEW YORK, New York 10002	213 ft
SOHO-LUDLOW INC License ID: 0349-22-117022 Legacy Serial No.: 1272412	139 LUDLOW ST NEW YORK, New York 10002	283 ft
TENEMENT PARTNERS LLC License ID: 0340-22-111434 Legacy Serial No.: 1339077	161 LUDLOW ST NEW YORK, New York 10002	286 ft
133 ESSEX RESTAURANT LLC License ID: 0340-22-104101 Legacy Serial No.: 1255201	133 ESSEX ST NEW YORK, New York 10002	300 ft
JERSEY BOYS LLC License ID: 0340-22-112794 Legacy Serial No.: 1273888	173 LUDLOW ST NEW YORK, New York 10002	321 ft
120 ESSEX MARKET LLC License ID: 0340-22-114635 Legacy Serial No.: 1316835	124 RIVINGTON ST NEW YORK, New York 10002	322 ft
CAMILLE PRODUCTIONS LLC License ID: 0340-23-127506 Legacy Serial No.: 1120448	110 RIVINGTON STREET ESSEX & LUDLOW STREETS NEW YORK, New York 10002	326 ft
PENNSYLVANIA JAYCOX INC License ID: 0340-23-128544 Legacy Serial No.: 1112506	118 RIVINGTON STREET ESSEX AND NORFOLK STS/ NEW YORK, New York 10002	329 ft
SAN PEPPAS JERK CHICKEN EXPRESS INC IV License ID: 0340-23-138699 Legacy Serial No.: 1334619	90 96 STANTON ST #3& BASEMENT,AKA 172 ORCHARDST NEW YORK, New York 10002	333 ft

Active On Premises Liquor Licenses within 500 feet

Name	Address	Distance
95 STANTON STREET REST INC License ID: 0340-23-131130 Legacy Serial No.: 1024159	95 STANTON ST NEW YORK, New York 10002	351 ft
122-124 RIVINGTON CORP License ID: 0340-23-132657 Legacy Serial No.: 1131317	122-124 RIVINGTON ST. ESSEX ST & LUDLOW STREET NEW YORK, New York 10002	356 ft
DOWNTOWN LLC,THE License ID: 0343-22-127458 Legacy Serial No.: 1144147	107 RIVINGTON ST LUDLOW & ESSEX NEW YORK, New York 10002	360 ft
KELTIC LOUNGE INC License ID: 0340-21-118377 Legacy Serial No.: 1181425	132 LUDLOW ST NEW YORK, New York 10002	371 ft
SWEET CHICK LES LLC License ID: 0340-22-112621 Legacy Serial No.: 1274831	178 LUDLOW ST NEW YORK, New York 10002	377 ft
RIVINGTON CAFE CORP License ID: 0340-22-107508 Legacy Serial No.: 1024132	123 RIVINGTON STREET NEW YORK, New York 10002	381 ft
MRRDIGO LLC, IHG MGMT MARYLAND LLC & GG LES LLC License ID: 0343-23-103625 Legacy Serial No.: 1286719	171 LUDLOW ST A/K/A 180 ORCHARD ST NEW YORK, New York 10002	391 ft
SERAFINA LUDLOW CORP License ID: 0340-22-115414 Legacy Serial No.: 1296274	98 RIVINGTON ST NEW YORK, New York 10002	391 ft
FORREST INTERNATIONAL INC License ID: 0340-22-114611 Legacy Serial No.: 1310419	162 ORCHARD ST NEW YORK, New York 10002	395 ft
168 ORCHARD ST PARTNERS INC License ID: 0340-22-106538 Legacy Serial No.: 1255449	168 170 ORCHARD ST NEW YORK, New York 10002	408 ft
ORCHID STREET ENTERPRISES LLC License ID: 0340-22-106907 Legacy Serial No.: 1156178	174 ORCHARD STREET HOUSTON & STANTON STREETS NEW YORK, New York 10002	418 ft
HELEN'S KITCHEN LLC License ID: 0340-23-135581 Legacy Serial No.: 1343839	172 ORCHARD ST NEW YORK, New York 10002	422 ft
OSTERIA GRANO LLC License ID: 0340-22-104472 Legacy Serial No.: 1281633	175 LUDLOW ST NEW YORK, New York 10002	430 ft
EASTERN DISTRICT OPERATIONS LLC License ID: 0340-23-130765 Legacy Serial No.: 1329636	177 LUDLOW ST NEW YORK, New York 10002	435 ft
LUDLOW HOTEL OPERATING LLC & LUDLOW HOTEL F&B LLC License ID: 0343-22-130691 Legacy Serial No.: 1275487	180 184 LUDLOW ST & BEVERAGE LLC NEW YORK, New York 10002	437 ft

Active On Premises Liquor Licenses within 500 feet

Name	Address	Distance
GHVILLE INC License ID: 0340-22-113646 Legacy Serial No.: 1254436	167 ORCHARD ST 2ND & 3RD FL NEW YORK, New York 10002	438 ft
JMDR 127 LUDLOW LLC License ID: 0340-23-137942 Legacy Serial No.: 1278006	127 LUDLOW ST NEW YORK, New York 10002	443 ft
JED PARTNERS LLC License ID: 0340-23-137300 Legacy Serial No.: 1311871	126 LUDLOW ST NEW YORK, NY 10002	445 ft
ATLANTIC BAR GROUP LLC License ID: 0340-24-101496 Legacy Serial No.: 6009441	146 ORCHARD ST NEW YORK, New York 10002	454 ft
COOL CULINARY LLC License ID: 0346-24-101184 Legacy Serial No.: 6009106	119 ESSEX ST NEW YORK, New York 10002	457 ft
ORCHARD STREET RESTAURANT LLC & COSMIC DEBRIS LLC License ID: 0340-23-132646 Legacy Serial No.: 1219676	187 ORCHARD STREET E HOUSTON ST & STANTON ST NEW YORK, New York 10002	469 ft
TRAPIZZINO LES LLC License ID: 0340-23-130377 Legacy Serial No.: 1334274	144 ORCHARD ST NEW YORK, New York 10002	482 ft

↓ COCKTAILS ↓ TACOS ↓

Vented
Restaurant
Space Available

NEWARK
Andrew Stern
212-111-2511 212-554-5353

NEWARK

INVEST
DRINK
TJUANA
PICKLE



NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

JAZZ DENIS CORP.
Company Name and Contact Person for Comments

JAZZ DENIS CORP.
Company Name and Contact Person for Comments

Plans to open at:

Planes para abrir en:

Restaurant
Address: 111 Essex Street, New York, NY 10002

Restaurant
Address: 111 Essex Street, New York, NY 10002

Seeking a license to serve

En búsqueda de una
licencia para servir

Public meeting
for comments

Reunión pública
para comentarios

Monday, April 8, 2024 at 6:30pm
Online: <https://us06web.zoom.us/j/89482152857>
see www.chinamanhattan.org for zoom meeting details
AL COMMUNITY BOARD 3
SLA & DCA Licensing
Committee Meeting

En la JUNTA COMUNITARIA 3
La Presencia del Comité
de Licencias del SLA y del DCA

visit info.ny.gov - www.chinamanhattan.org

ATTENTION RESIDENTS & NEIGHBORS 第 3 社區居民 請注意

JAZZ DENIS CORP.

Plans to open at (以上酒店主要營業區：已獲申請字號的餐館及酒樓)

Restaurant (酒樓)
Address: 111 Essex Street, New York, NY 10002

seeking a license to serve (以上酒店主要營業區：已獲申請字號的餐館及酒樓)

Restaurant (酒樓)
Address: 111 Essex Street, New York, NY 10002

Public meeting for comments
(第 3 社區居民及鄰居請注意：已獲申請字號的餐館及酒樓)

Monday, April 8, 2024 at 6:30pm
Online: <https://us06web.zoom.us/j/89482152857>
see www.chinamanhattan.org for zoom meeting details

visit info.ny.gov - www.chinamanhattan.org

ATTENTION RESIDENTS & NEIGHBORS

JAZZ DENIS CORP.

Plans to open at

Restaurant
Address: 111 Essex Street, New York, NY 10002

at the following location

111 Essex Street, New York, NY 10002

This establishment is seeking a license to serve

Bar, Wine & Liquor
This is the address for comments

There will be an opportunity for public comment on

Monday, April 8, 2024 at 6:30pm
Online: <https://us06web.zoom.us/j/89482152857>
see www.chinamanhattan.org for zoom meeting details

visit info.ny.gov - www.chinamanhattan.org

AL COMMUNITY BOARD 3
SLA & DCA Licensing Committee Meeting
info.ny.gov - www.chinamanhattan.org

Spectrum

646eb.nyc.gov • www.cblmanhattan.org

時望 (Time) 和 地點 (Location)

ms03@cb.nyc.gov • www.cb1manhattan.org

Journal of Management Education 32(1)

Marc Rabinowitz, markrabinowitz@gmail.com

At COMMUNITY BOARD 3
SLA & DCA Licensing Committee Meeting
isa03@cb.nyc.gov - www.cb3manhattan.net

