



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

Paul Rangel, 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: August 27, 2024

Is location currently licensed?  Yes /  No    Type of license: on premises liquor

If alteration, describe nature of alteration: reconfiguring space and adding additional bar

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Paradise Lost LLC o/b/a Paradise Lost

**APPLICANT:**

Premise address: 100 Second Avenue

Cross streets: b/n East 5th and East 6th Street

Name of applicant and all principals: Paradise Lost LLC - Kave Pourzanjani; Joshua Vere; Raymond Sakover

Trade name (DBA): Paradise Lost

**PREMISE:**

Type of building and number of floors: 4 story brick

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 74

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): R7A C2-5

**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) 5pm - 2am Sunday - Thursday

5pm - 4am Friday & Saturday

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? 19 Total number of indoor seats? 48

How many stand-up bars/bar seats are located on the premise (number, length, and location) 2/19

1) Approx 26' x 2' (Right center) 2) Approx 25' Rear right side

(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 \_\_\_\_\_

Nouveau contemporary, Global influences

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? Kave Pourzanjani

How many employees will there be? 8-10

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 \_\_\_\_\_

What will be the music volume?  Background (conversational)  Entertainment (live music venue level)

Please describe your sound system: Computer generated with small speakers

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.") One employee designated to insure the sidewalk does not become noisy or congested

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. Interior sound will be confined to dining noise controlled by management; exterior will be controlled by one employee mentioned above to insure the neighbors are not affected

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: Paradise Lost LLC

Address: 100 Second Ave NYC Community Board # 3

Dates of operation: 09/2023 - 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. **PLEASE SEE ATTACHED RESUMES OF PRINCIPALS**

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? See attached

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

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) Nouveau contemporary with Global influences 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 with a kitchen open and serving food to within 1 hour of closing
3. My hours of operation will be:  
 Mon 5:00 pm - 2:00 am ; Tue 5:00 pm - 2:00 am ; Wed 5:00 pm - 2:00 am ;  
 Thu 5:00 pm - 2:00 am ; Fri 5:00 pm - 4:00 am ; Sat 5:00 am - 4:00 am ;  
 Sun 5:00 am - 2:00 am . (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 8 private parties per months
- 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 7:00 pm.
- 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: Kave Pourzanjani  
 Phone Number: (310) 597-0176

AREA SURVEY  
100 2<sup>ND</sup> AVENUE  
NEW YORK, N.Y.

NOT TO SCALE

SMOKE SHOP
DUMPLING
UKRAINE SPORTS CLUB
VACANT
WAXING SALON
VACANT/CONST.

RESIDENTIAL

RAMEN MILITA
B&H DAIRY
GIFT SHOP
VACANT
VACANT
CONSTRUCTION

STANDINGS BAR

BURP CASTLE
MEDICAL OFFICE
MEDICAL OFFICE
RESIDENTIAL

MOCHA NYC
MIDDLE COLLEGIATE CHURCH
RESIDENTIAL
UKRAINIAN ASSOCIATION
VACANT
MADAME VO

VIA DELLA PACE

ICE CREAM
OLEGIANE CHURCH

RESIDENTIAL

RESIDENTIAL
COMMUNITY SYNAGOGUE
ST. MARKS EVANG. LUTHERAN CHURCH
RESIDENTIAL
REALETY

2<sup>ND</sup> AVE.

SAN MARZANO BAKERY
NYU BUILDING
FOOD MARKET
NYU BUILDING
BANK
MIGHTY QUINNS BBQ

NYU BUILDING

BARBER SHOP
LAUNDRY
BAKERY
MAKINNY
NYU BUILDING

GROCERY/DELI
APPLICANT
ASSOCIATION OF AMERICAN UKRAINIANS
THE MERMAID INN
LOCAL
SAN POUTEI
FRANK
KITCHENSINK

MAVA-MEZZA

BEAUTY SPA
CHEBEN

TAT INDIAN

BEEBLE HOUSE NYC

RESIDENTIAL
MAIAT MARKET
AOI KITCHEN
RAI MAHAL
KOBY

POLICE PRECINCT

DRUG STORE
COFFEE STORE
CALEXICO
HOU YE
THAILAND CAFE
PUB ON 2 <sup>ND</sup>
TOY STORE
WINE & LIQUOR
COOPERS CRAFT & KITCHEN

OFFICE

UKIYO

HAIR SALON
HAIR SALON
RESIDENTIAL
JEWEL BAKO
COFFEE STORE
RESIDENTIAL

TEA STORE
CONSTRUCTION
VACANT
SMOKE SHOP
CACIO EVINO
NOMAD
2 <sup>ND</sup> AVENUE CHURCH
CLEANERS
BANK

HAIR SALON

PET SUPPLIES

LEGATING ST.

HOME FURNISHING

CLOTHING ST.

DARK LOT
RESIDENTIAL

DENTAL OFFICE

NAI
DRESS SHOP
DELI/MARKET
BRICK LANE
VACANT
NOSTRO
PSYCHIC
ATLAS CAFE
PIZZERIA
FOOD MARKET

BARBER SHOP

DOKO DEMO

RESIDENTIAL
CUCINA DI PESCE
N.Y. COMEDY CLUB

QUEEN VICTORIA
----------------

THE BOILER ROOM
-----------------

STILLWATER
------------

PLANT FOOD WINE
-----------------

ST.

6<sup>TH</sup> ST.

5<sup>TH</sup> ST.

4<sup>TH</sup> ST.

# Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park  
Wyckoff, NJ 07481  
Phone: (201) 848-5652  
E-mail: landess@att.net  
landessphotographers.com

## RE: 100 2<sup>ND</sup> AVENUE

1. The Mermaid Inn - 96 2<sup>ND</sup> Avenue - 69'
2. Local - 92 2<sup>ND</sup> Avenue - 85'
3. Mayamezcal - 304 East 6<sup>TH</sup> Street - 107'
4. Colexico - 99 2<sup>ND</sup> Avenue - 104'
5. Thailand Cafe - 95 2<sup>ND</sup> Avenue - 128'
6. San Poutei - 92 2<sup>ND</sup> Avenue - 120'
7. Pub On 2<sup>ND</sup> - 93 2<sup>ND</sup> Avenue - 145'
8. Beetle House NYC - 308 East 6<sup>TH</sup> Street - 129'
9. Frank - 88 2<sup>ND</sup> Avenue - 145'
10. Kitchen Table - 88 B 2<sup>ND</sup> Avenue - 168'
11. Coopers Craft & Kitchen - 87 2<sup>ND</sup> Avenue - 186'
12. Via Della Pace - 48 East 7<sup>TH</sup> Street - 283'
13. N.Y. Comedy Club - 85 East 4<sup>TH</sup> Street - 460'
14. Ukrainian Sports Club - 124A 2<sup>ND</sup> Avenue - 446'
15. Queen Victorian - 68 2<sup>ND</sup> Avenue - 493'

## CHURCHES & SCHOOLS

1. Middle Collegiate Church - 112 2<sup>ND</sup> Avenue - 222'
2. Saint Mark's Evangelical Lutheran Church - 323 East 6<sup>TH</sup> Street - 314'
3. Community Synagogue - 329 East 6<sup>TH</sup> Street - 345'
4. 2<sup>ND</sup> Avenue Church - 72 2<sup>ND</sup> Avenue - 356'

QUINNS BBQ

MADAME VO

- E. 6<sup>TH</sup> ST. -

DRUG STORE

COFFEE STORE

CALEXICO

HOU YI

THAILAND  
CAFE

PUB ON 2<sup>ND</sup>

TOY STORE

WINE & LIQUOR

COOPERS CRAFT  
& KITCHEN

2<sup>ND</sup> AVE. -

GROCERY/  
DELI

APPLICANT

ASSOCIATION  
OF AMERICAN  
UKRAINIANS

THE MERMAID  
INN

LOCAL

SAN POUTEI

FRANK

KITCHEN  
SINK

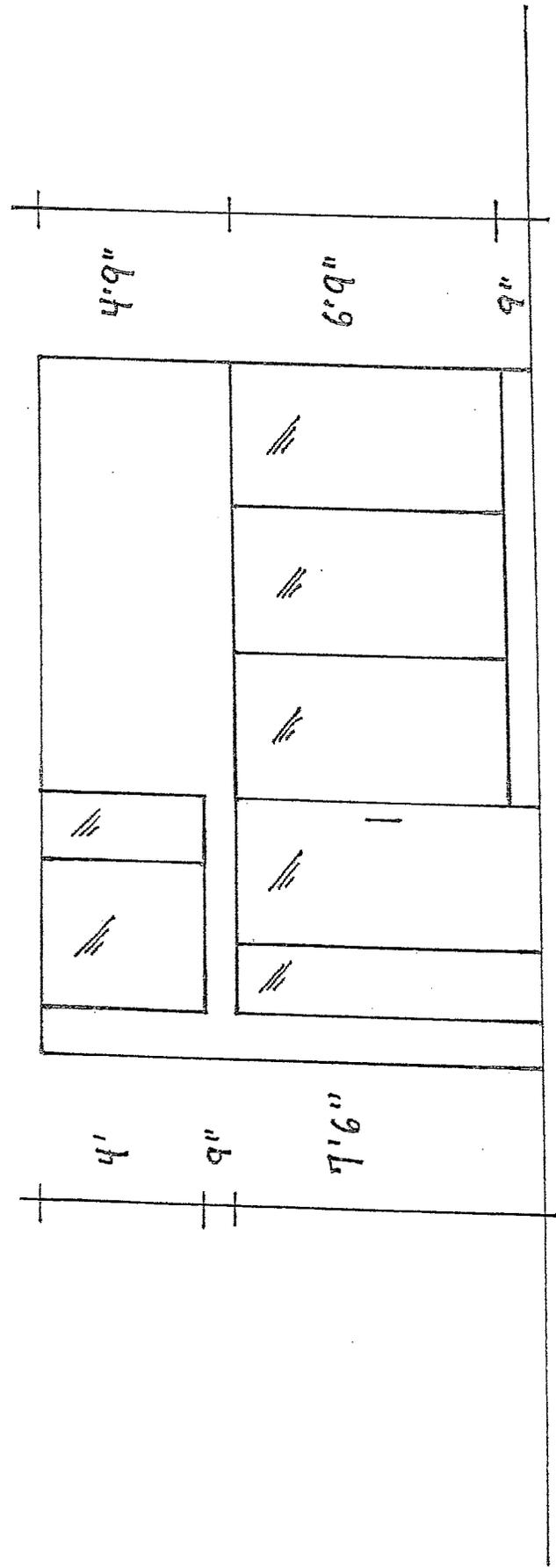
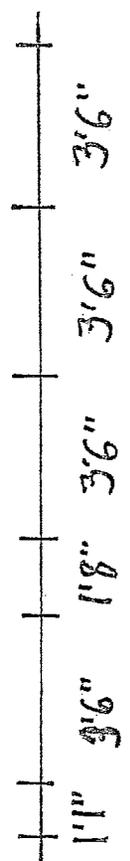
Block Plot  
100 2<sup>ND</sup> AVENUE  
NEW YORK, N.Y.

- E. 5<sup>TH</sup> ST. -

NAI

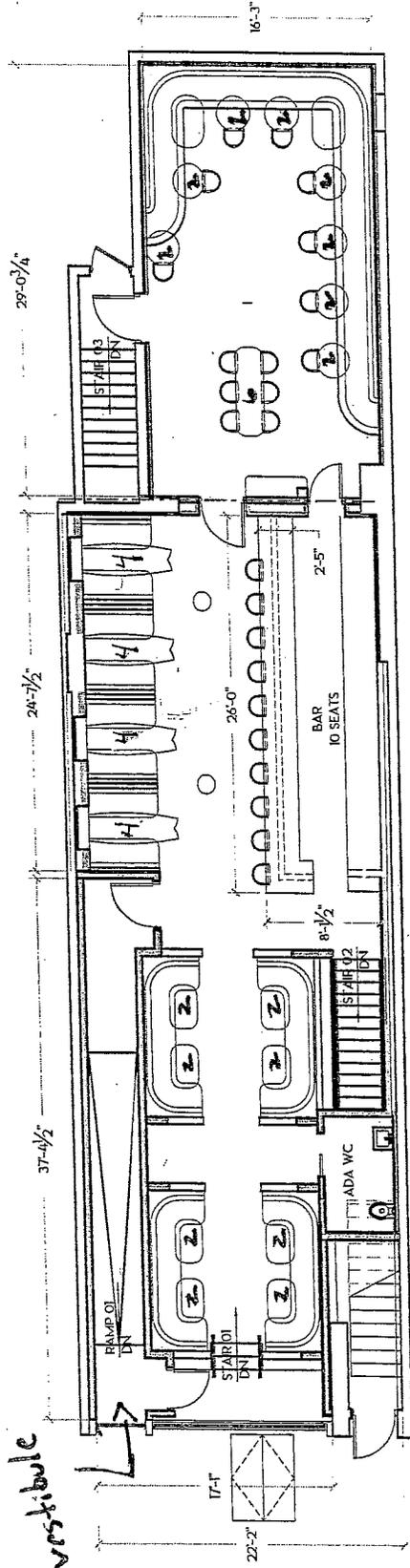
TEA STORE

100 2<sup>ND</sup> AVENUE  
NEW YORK, N.Y.





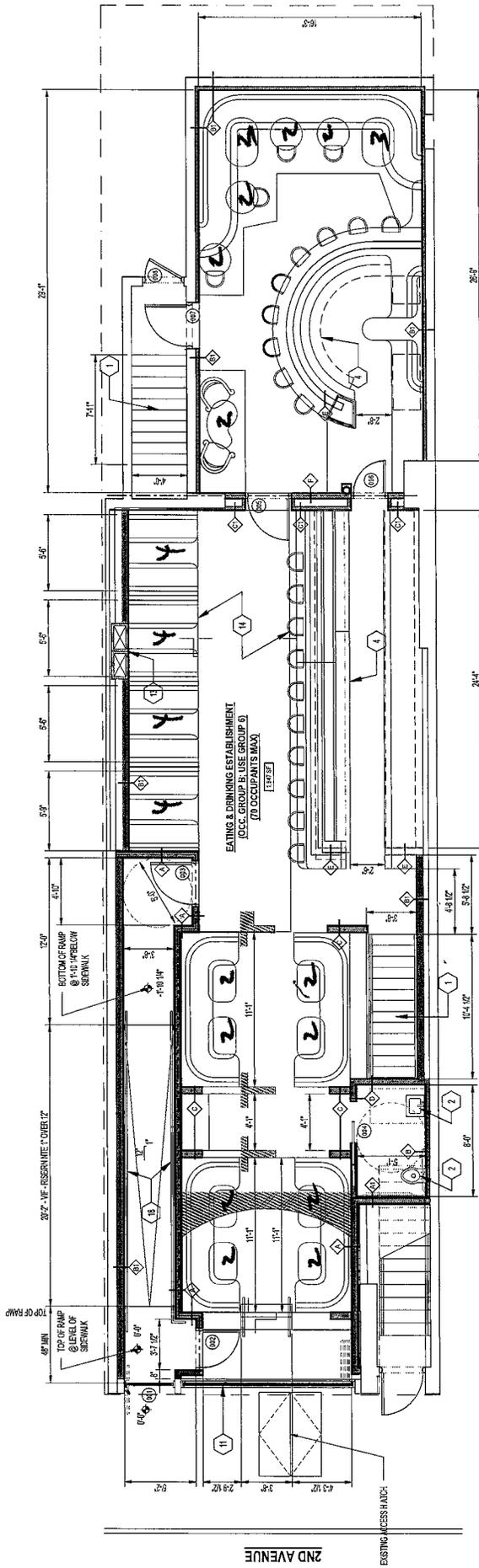
PARADISE LOST  
12ND AVE, NEW YORK, NY



21 Tables  
 54 Seats  
 10 Bar stools

Existing  
 First floor

Paradise Lost LLC  
 100 Second Ave  
 New York, NY

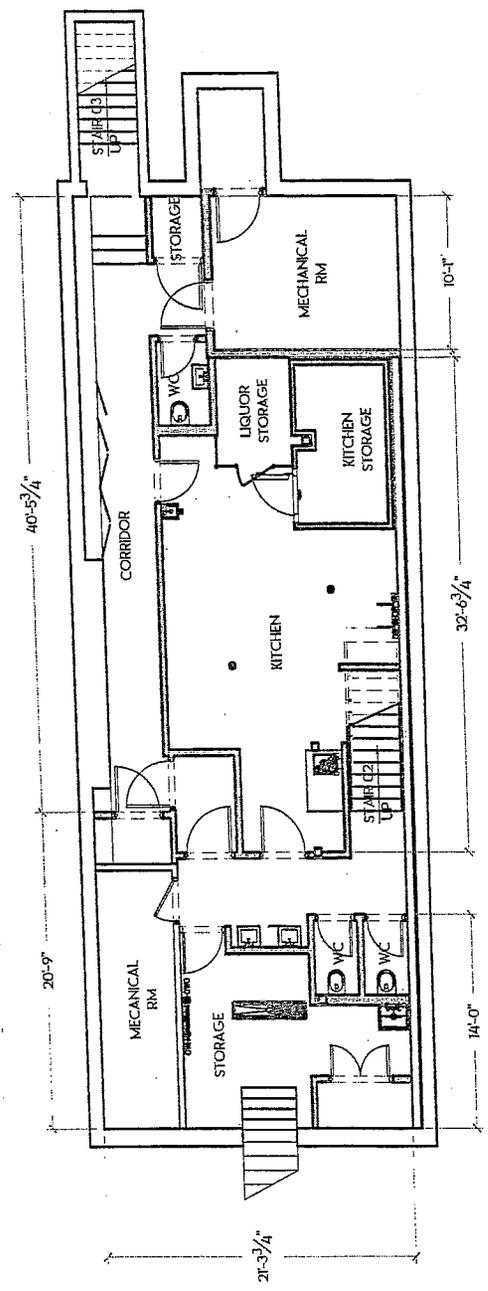


19 Tables  
 48 Seats  
 19 Barstools  
 (at a bar)

Paradise Lost LLC  
 100 Second Ave  
 NYC, NY  
 Proposed First floor

DATE	10.18.2022
DRAWN BY	GS
DRAWING TITLE	INTERIOR DIAGRAM
SCALE	1/8" = 1'-0"
SHEET NO.	1
PRELIMINARY NOT FOR CONSTRUCTION	

P/100



Existing

# GRUB

**KELPIE-POP** **\$6**

POPCORN, SEA BUCKTHORN

**OROCHI CHIPS** **\$10**

MIXED VEGETABLE CHIPS, LEMON OIL, WASABI, TIKKA MASALA

**CRISPY RUM SPUDLETS** **\$15**

TATER TOTS, BLACK GARLIC Caramel, COTIJA, SCALLIONS, PICKLED PEPPERS

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**KRAB RANGOON DIP** **\$12**

WARM SURIMI, TOGARASHI, SCALLION, FRIED WONTON CHIPS

**DEVILED EGGS** **\$13**

SMOKED TROUT ROE, KIMCHI POWDER, CILANTRO

**ABYSSAL ROULETTE!** **+\$3**

ADD AN EXTRA EGG SPIKED WITH HOT ONES LAST DAB

## **MUSUBI**

**\$10**

**CHOICE OF ONE, SERVED ON  
SUSHI RICE WITH NORI**

- **SPAM, TAMAGO FURIKAKE,  
CHIVES**
- **INARI TOFU, CILANTRO, CHILI  
CRISP**

## **DAMNED DUMPLINGS** **\$12**

**CHICKEN GYOZA, GOCHUJANG,  
SESAME, HERB OIL, CILANTRO  
(VEGETARIAN OPTION AVAILABLE)**

## **NASHVILLE HOT JERK CHICKEN TENDERS** **\$15**

**PANKO CRUST, JERK SPICE,  
TAMARIND RANCH**

## **NASHVILLE HOT JERK CHICKEN SANDO** **\$15**

**SEEDED BUN, CABBAGE SLAW,  
SPICY PICKLES, TAMARIND RANCH**

## **STICKY RIBS** **\$21**

**HOLY GROUND SMOKED PORK  
RIBS, GUAVA RUM GLAZE, FRIED  
GARLIC**