

Meeting Date: OCTOBER 10, 2024

APPLICANT INFORMATION:

Name of applicant(s):
BLUE STRIPES 13TH STREET LLC

Trade name (DBA):
BLUE STRIPES

Premises address:
28 E. 13TH STREET

Cross Streets and other addresses used for building/premise:

BTWN UNIVERSITY PLACE AND 5TH AVENUE

CONTACT INFORMATION:

Principal(s) Name(s):
ALON KAZDAN

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact:
28 EAST 13TH STREET LLC

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s): NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

ALON KAZDAN BLUE STRIPES 13TH STREET LLC (CURRENTLY WITH BEER / WINE)

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

A coffee shop with limited food menu serving breakfast sandwiches, tartines, fruit bowls, charcuterie, and tapas . During the evening we function as a jazz wine bar with background and live jazz bands from friday to saturday from 6pm - 10pm. The coffee shop specializes in food and beverage revolving around the cacao fruit on its health and wellness benefits.

WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR (MARK ALL THAT APPLY):

a new liquor license (Restaurant Tavern / On premise liquor Other)

an UPGRADE of an existing Liquor License (towards Full Liquor)

an ALTERATION of an existing Liquor License

a TRANSFER of an existing Liquor License

a HOTEL Liquor License

a DCA CABARET License

a CATERING / CABARET Liquor License

a BEER and WINE License

a RENEWAL of an existing Liquor License

an OFF-PREMISE License (retail)

OTHER : _____

If upgrade, alteration, or transfer, please describe specific nature of changes:

(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

There are no changes in methods of operations pertaining to the hours, service, ownership and occupancy)

If this is for a new application, please list previous use of location for the last 5 years:

Is any license under the ABC Law currently active at this location? yes no

If yes, what is the name of current / previous licensee, license # and expiration date: _____

BLUE STRIPES 13TH STREET LLC , expiring 02/28/2026

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?

yes no

If yes, please list DBA names and dates of operation:

PREMISES:

By what right does the applicant have possession of the premises?

Own Lease Sub-lease Binding Contract to acquire real property other: _____

Type of Building: Residential Commercial Mixed (Res/Com) Other: _____

Number of floor: 4 Year Built : 1899

Describe neighboring buildings:
Mixed use building and residential

Zoning Designation: C6-1

Zoning Overlay or Special Designation (applicable) NONE

Block and Lot Number: 570 / 19

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor? yes no

Is the premise located in a historic district? yes no

(if yes, have all exterior changes or changes governed by the Landmarks Preservation Commission (LPC) been approved by the LPC? yes no, please explain : _____

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space) no yes : explain _____

What is the proposed Occupancy? 47

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

no yes

If yes, what is the maximum occupancy for the premises? 47

If yes, what is the use group for the premises? 6

If yes, is proposed occupancy permitted? yes no, explain : _____

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit? yes no

Do you plan to file for changes to the Certificate of Occupancy? yes no
(if yes, please provide copy of application to the NYC DOB)

Will the façade or signage be changed from what currently exist at the premise? no yes

(if yes, please describe: _____

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 930SF

If more than one floor, please specify square footage by floors: 300SF in basement prep area and storage
630 on Ground Fl

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?

If more than one floor, what is the access between floors? There is an interior access through the stairs to the basement

How many entrances are there? 1 How many exits? 1 How many bathrooms? 1

Is there access to other parts of the building? no yes, explain: _____

OVERALL SEATING INFORMATION:

Total number of tables? _____ Total table seats? _____

Total number of bars? _____ Total bar seats? _____

Total number of "other" seats? _____ please explain : _____

Total OVERALL number of seats in Premises : _____

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 0

How many service bars are being applied for on the premises? 0

Any food counters? ___ no yes, describe : Coffee Service Counter

For Alterations and Upgrades:

Please describe all current and existing bars / bar seats and specific changes: _____

There are no changes

* A stand-up bar is any bar or counter (whether seating or not) over which a member of the public can order, pay for and receive food and alcoholic beverages.

PROPOSED METHOD OF OPERATION:

What type of establishment will this be? (check all that apply)

___ Bar Bar & Food ___ Restaurant ___ Club/ Cabaret ___ Hotel ___ Other: _____

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
8am to 12am 8am to 12am

Will the business employ a manager? no ___ yes, name / experience if known : _____

Will there be security personnel? no ___ yes(if yes, what nights and how many?) _____

Do you have or plan to install French doors, accordion doors or windows that open? ___ no ___ yes

If yes, please describe : _____

Will you have TV's ? no ___ yes (how many?) _____

Type of MUSIC / ENTERTAINMENT: Live Music ___ Live DJ ___ Juke Box ___ Ipod / CDs ___ none

Expected Volume level: Background (quiet) ___ Entertainment level ___ Amplified Music
(check all that apply)

Do you have or plan to install soundproofing? no ___ yes

IF YES, will you be using a professional sound engineer? _____

Please describe your sound system and sound proofing: ***The building is already sound proofed***
No residents live above my establishment

Will you be permitting: ___ promoted events ___ scheduled performances ___ outside promoters

___ any events at which a cover fee is charged? ___ private parties

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? no ___ yes (if yes, please attach plans) The establishment is not a nightclub.

As a coffee shop bar , the ambiance is quiet

Will you be utilizing ___ ropes ___ movable barriers ___ other outside equipment (describe) _____

Are your premises within 200 feet of any school, church or place of worship? no ___ yes

If there is a school, church or place of worship within 200 feet of your premises or on the same block, please submit a block plot diagram or area map showing its' location in proximity to your applicant premises (no larger than 8 ½ " x 11").

Indicate the distance in feet from the proposed premise:

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: ALON KAZDAN Phone: ██████████

Address: 28 EAST 13TH ST, NEW YORK NY 10003

Email : ██████████

Application submitted on
behalf of the applicant by:



Signature

Print or Type Name SANDRA HUNG FONG

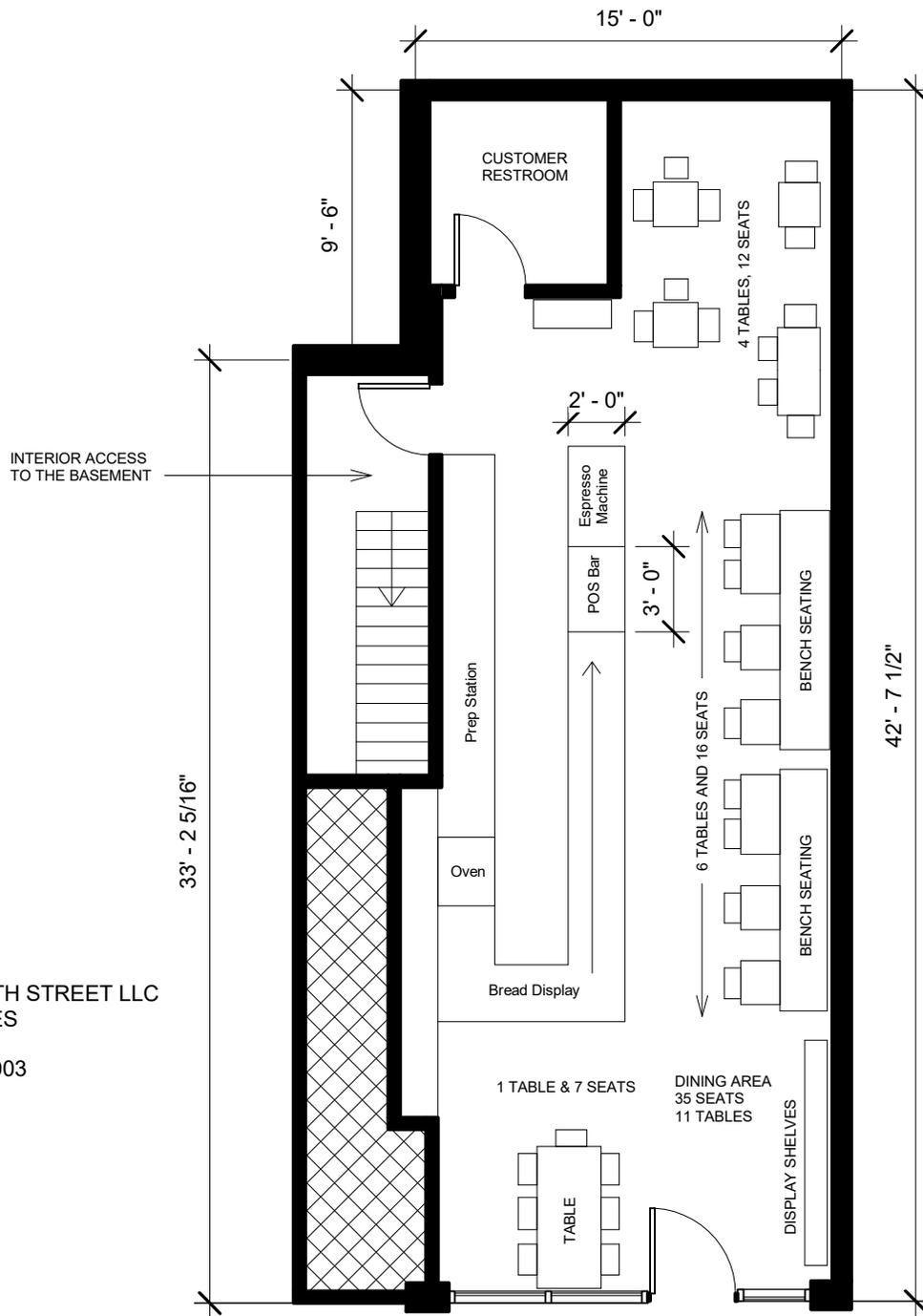
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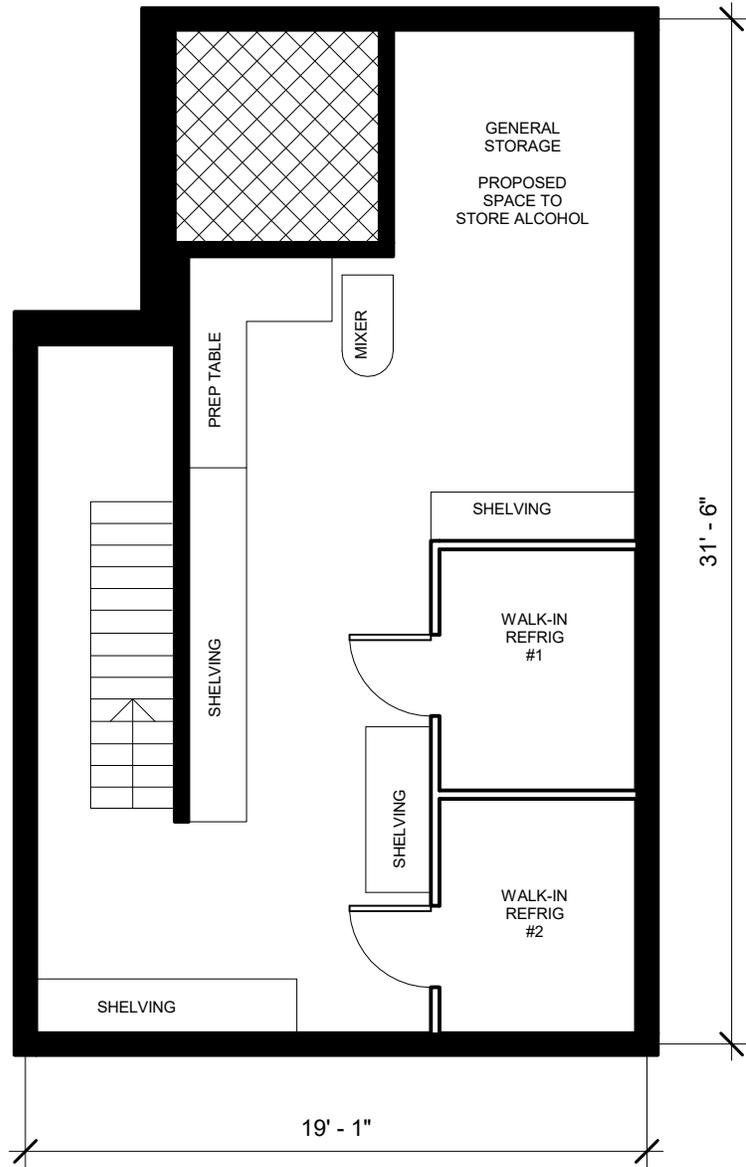
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



Community Board 2,
Manhattan SLA Licensing Committee
Donna Raftery, Co-Chair
Robert Ely, Co-Chair

BLUE STRIPES 13TH STREET LLC
DBA/ BLUE STRIPES
28 E. 13TH ST
NEW YORK NY 10003
GROUND FL PLAN





BLUE STRIPES 13TH STREET LLC
 DBA/ BLUE STRIPES
 28 E. 13TH ST
 NEW YORK NY 10007

BASEMENT INTERIOR PLAN

WHOLE CACAO FRUIT WELLNESS MENU

CACAO FRUIT POWER BOWLS / SHAKES

- CACAO FRUIT, NIBS, CRÈME FRAÎCHE 12 / 9
- COCONUT, CACAO FRUIT, 70% CHOCOLATE 12 / 9
- HAZELNUT BUTTER, CACAO FRUIT, YOGURT 12 / 9
- BANANA, CACAO FRUIT, GINGER, BASIL 12 / 9
- SPINACH, CACAO FRUIT, CUCUMBER, MINT 12 / 9

**CACAO BOWLS SERVED W/ GRANOLA, FRUITS, NUTS*

CACAO FRUIT JUICE

- NATURAL CACAO - ECUADORIAN PODS 9
- RED CACAO - W/ BEET, CARROT, LEMON, CINNAMON 9
- GREEN CACAO - W/ CUCUMBER, SPINACH, MINT 9

CACAO FRUIT SODA

- NATURAL / VANILLA / GINGER / LIME 8

WHOLE CACAO FRUIT VENEFITS:

- ANTIOXIDANTS • RICH IN FIBERS
- VITAMINS & MINERALS • ENERGY BOOSTER



CHOCOLATE GUILT (FREE)

THE PERFECT CHOCOLATE SLICE:

- TOFFEE BANANAS, CRUNCHY PEANUTS, VANILLA BEAN WHIP 12
- BERRIES, NIBS, CRÈME FRAÎCHE 12

WARM MELTING CHOCOLATE CAKE

CRÈME FRAÎCHE, DOUBLE CHOCOLATE DRIZZLE 9

CHOCOLATE MOUSSE:

VANILLA BEAN CREAM, HAZELNUT BUTTER CRUNCH 12

WHITE CHOCOLATE STRAWBERRY CHEESE CAKE

LEMON CURD, PISTACHIOS, TOFFEE 12

PANCKWICHES

- VERY CHOCOLATY BANANA TOFFEE 11.5
- PASSION FRUIT WHITE CHOCOLATE, STRAWBERRIES 11.5

MY FAMOUS CHOCOLATE PIZZA 8 / PIE 30

Choose your chocolate from chart

FONDUE:

Choose your chocolate from chart

- LEMONY DONUTS 13
- STRAWBERRY & BANANA 12
- ICE CREAM LOLLIES 13

TURTLE KREAMZ

(SOFT SERVE CHOCOLATE GANACHE/VANILLA BEAN)

BASE: 6

CRUNCH: HONEY PEANUTS / CRÊPE FLAKES
/ CHOCOLATE PEARLS 50C

THICK CHOCOLATE SHELL: 1.5



CHOCOLATE CHART



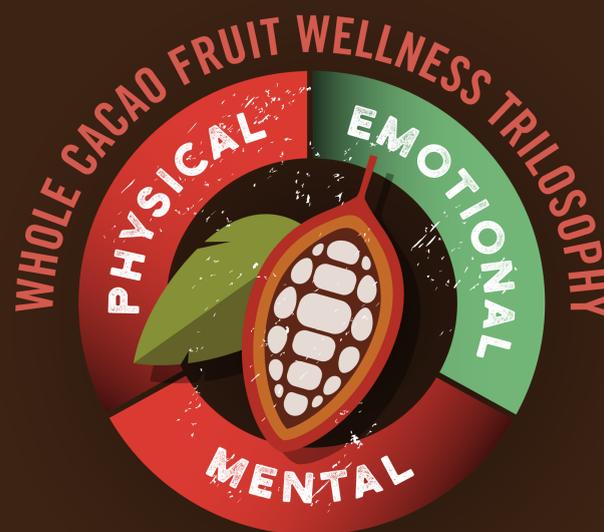
healthier

UNPROCESSED CACAO BEVERAGES

CACAO "ESPRESSO", LATTES & CAPPUCINO

(Espresso Alternative - High in Energy Low in Caffeine)

- PURE "CACAOESPRESSO" SHOT 3.5
- CACAOCINO 4.5
- CACAO LATTE 5 / 6



MENTAL BREW

(Mood+Focus)

Unprocessed Cacao Theobromine
+ Slow Brew Caffeine 4 / 5
w/hint of coconut milk

WILD HOT CHOCOLATE

Unprocessed In cacao, vanilla bean 5.5
ADD: SPICE

BEVERAGES

COFFEE & ESPRESSO

House / Pour Over 3 / 3.5 / 4

Espresso / Cortado 3 / 4

Cappuccino / Latte 4 / 4.5

Iced Latte 5

Cold Brew 4

(ALMOND / OAT MILK 0.75)

HOT CHOCOLATE & MOCHA

(HOT / ICED, FRAPPED) 5 / 6.5

Choose your chocolate from chart

SPECIAL: Nutella

ADD: SEA SALT, SPICE

DESSERT COFFEE

Nutella Latte 5.5 / 6.5

Vanilla Bean Latte 5.5

TEA MIXOLOGY

White Chocolate Chai Latte 5.5 / 6.5

White Truffle Matcha 5.5 / 6.5

Brewed / Iced 4

CHOCOLATE CLOUDS

(DRINKABLE CHOCOLATE MOUSSE ON TAP)

Molten Milk 6.5

Nutella Foam 6.5

CAKE & SHAKE

(JUST SHAKE / WITH CAKE)

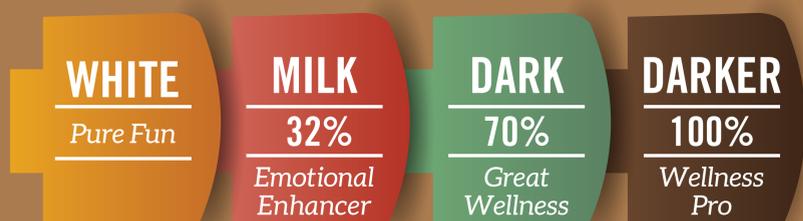
Black Forest (cake)

w/ pure chocolate (shake) 10 / 18

Nutella Bar (cake)

w/ hazelnut cream (shake) 10 / 18

Strawberry White Chocolate Milkshake 10



healthier

FOOD

BREAKFAST

Pancake Bites / Waffles:

bananas, strawberries, nibs 12

100% Chocolate Oatmeal:

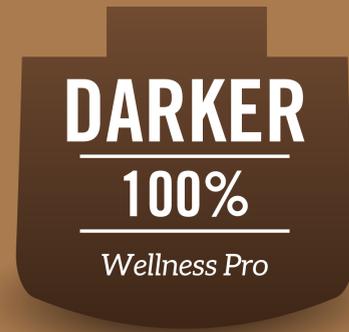
almond butter, rum barrel maple 9

100% Chocolate Parfait:

lemon curd, granola, cacao fruit, berries 9

Croissant Egg Sandwich:

- scrambled egg, avocado, manchego, salsa 9
- prosciutto, avocado, manchego, poached egg 9
- salmon, cream cheese, spinach, hard-boiled egg 9



TARTINES

Avocado, tomato, chipotle, feta, manchego, nigella seeds 12

Prosciutto, manchego, avocado, balsamic 14

Salmon cream cheese, chive, spinach 13

Scrambled Egg, avocado mash, cream cheese, tomato, feta cheese 12

**ADD POACHED EGG 3*

BOWLS

SERVED WITH WHOLE GRAIN TOAST

Power Bowl

scrambled egg, avocado, feta, spinach, cucumber, tomato 12

Protein Bowl

prosciutto, spinach, avocado, manchego, poached egg 14

Beautiful Fruits

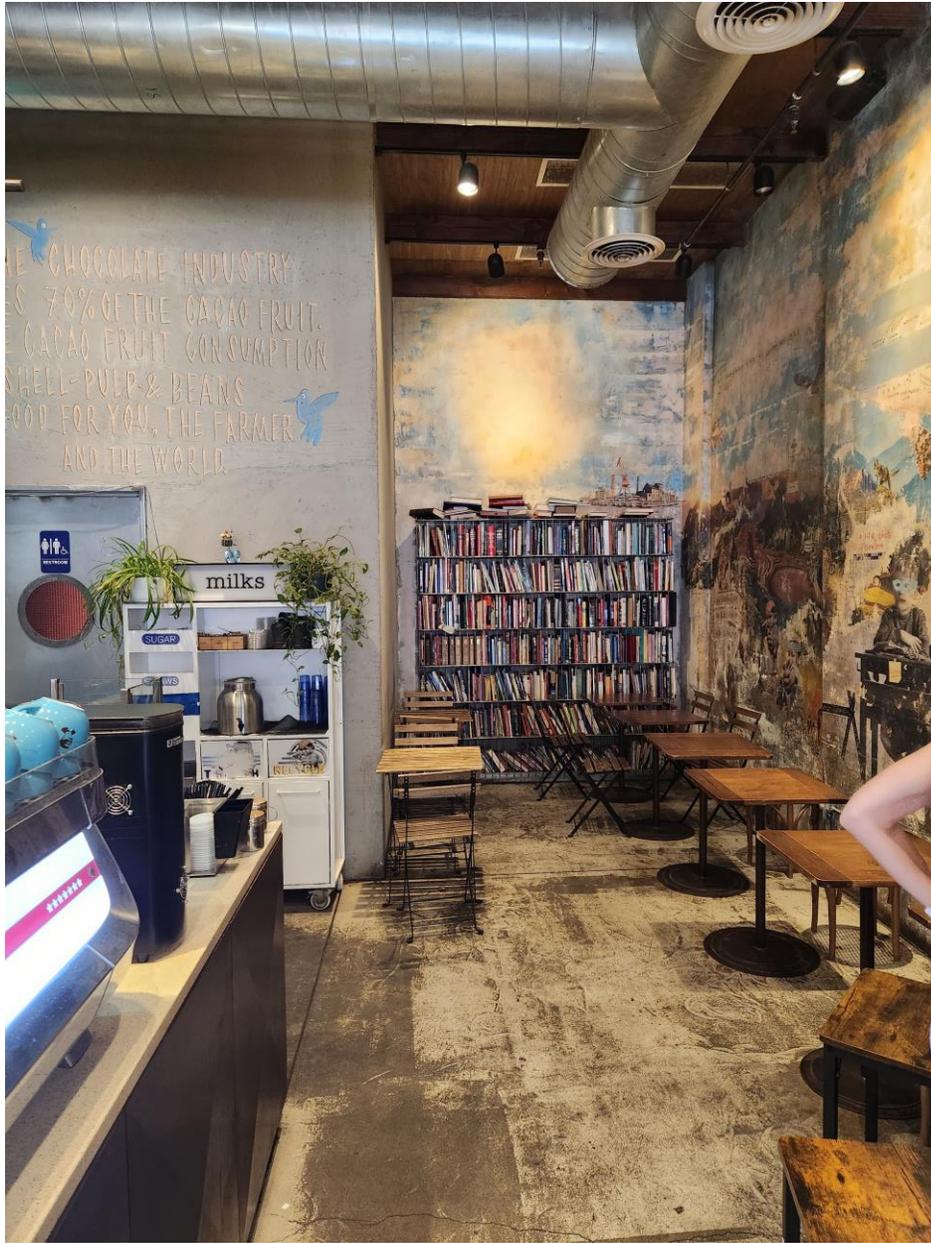
cacao fruit, strawberries, banana, kiwi, figs 8.5



DINING AREA



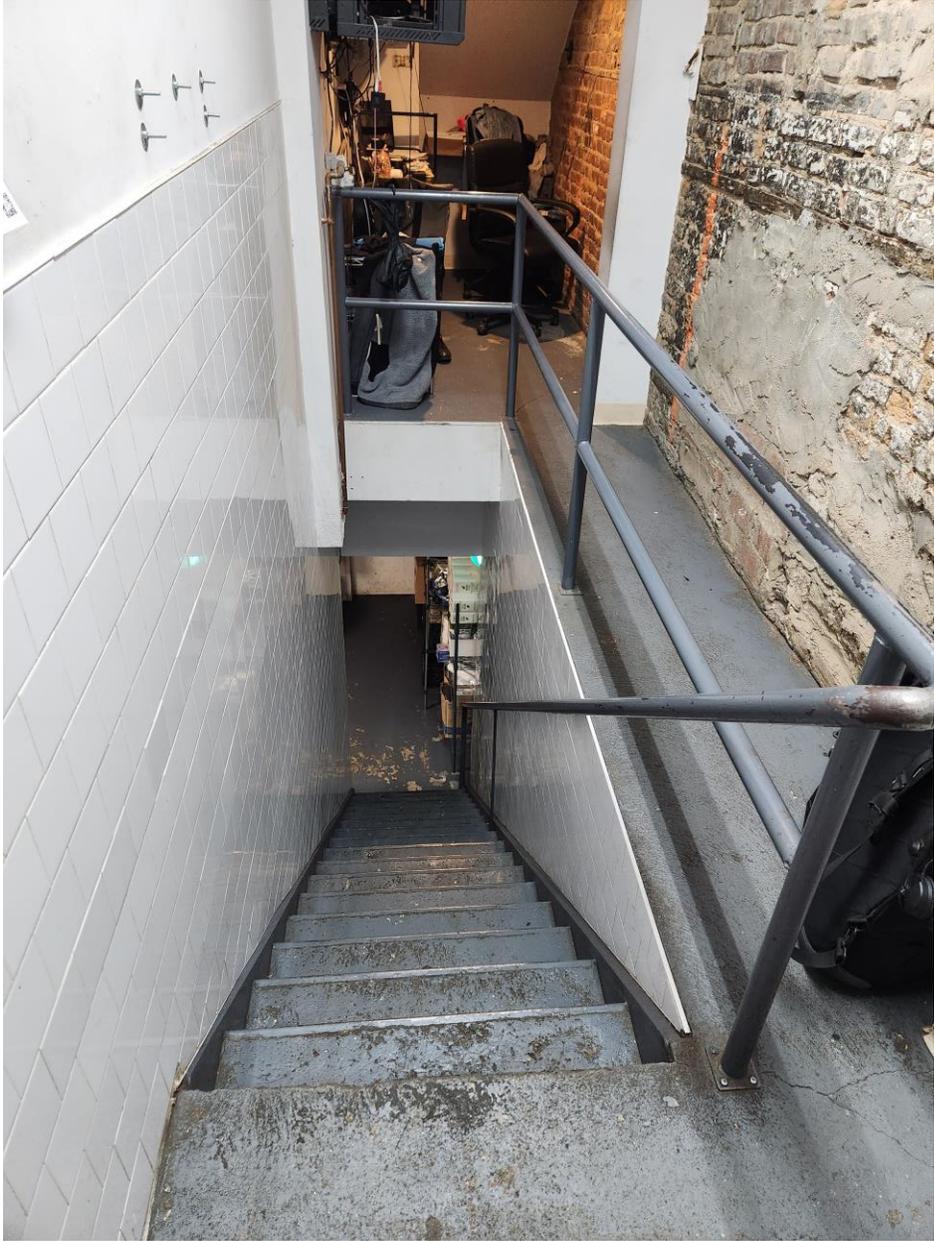
DINING AREA OVERVIEW



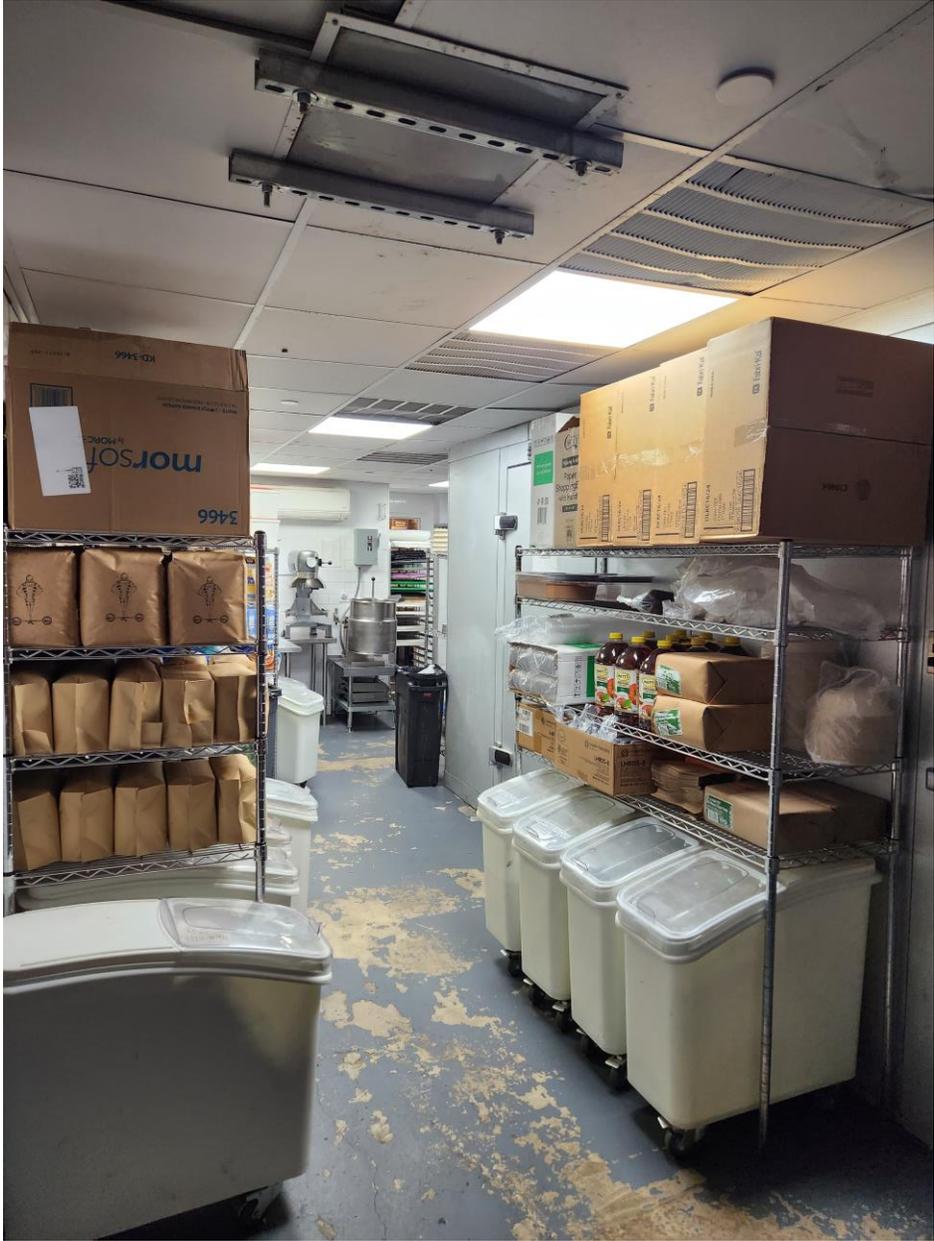
BACK AREA OF THE DINING AREA AND RESTROOM



ACCESS TO THE BASEMENT STAIRS



BASEMENT STAIRS



STORAGE AREA AND PREP



WALK IN REFRIGERATOR