



THE CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD 3
 59 East 4th Street - New York, NY 10003
 Phone (212) 533-5300
 www.cb3manhattan.org - info@cb3manhattan.org

Jamie Rogers, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Please bring the following items to the meeting:

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

- Photographs of the inside and outside of the premise.
- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.
- 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:
http://www.nyc.gov/html/manch3/html/communitygroups/community_group_listings.shtml
- Photographs of proof of conspicuous posting of meeting with newspaper showing date.
- If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments.

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: September 17, 2019

If applying for sale of assets, you must bring letter from current owner confirming that you are buying business or have the seller come with you to the meeting.

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

If alteration, describe nature of alteration: n/a

Previous or current use of the location: Vacant

Corporation and trade name of current license: N/A

APPLICANT:

Premise address: 20 St. Marks Place, New York, NY 10003

Cross streets: St. Marks Place between 2nd and 3rd Avenue

Name of applicant and all principals: Lucky One Enterprise Inc.

Anton Wang

Trade name (DBA): _____

PREMISE:

Type of building and number of floors: Four story, Mixed use Commercial and Residential Building

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages? (includes roof & yard) Yes No If Yes, describe and show on diagram: _____

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? Yes No What is maximum NUMBER of people permitted? 74

Do you plan to apply for Public Assembly permit? Yes No

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 Zone

PROPOSED METHOD OF OPERATION:

Will any other business besides food or alcohol service be conducted at premise? Yes No

If yes, please describe what type: n/a

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) 11:00am-1:00am Monday-Sunday

Number of tables? 28 Total number of seats? 56+ 8 Barstools=64 seats

How many stand-up bars/ bar seats are located on the premise? One(1)with 8 bar stools

(A **stand up bar** is any bar or counter (whether with seating or not) over which a patron can order, pay for and receive an alcoholic beverage)

Describe all bars (length, shape and location): Square Bar with measurements of 11'7" x5'1"

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 Japanese Food, see attached menu.

What are the hours kitchen will be open? Sunday-Thursday 11:30am-2:00am; Friday & Saturday 11:30am-3:00am

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

How many employees will there be? approximately 20 employees

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

Will there be TVs/monitors? Yes No (If Yes, how many?) approximately two (2)

Will premise have music? Yes No

If Yes, what type of music? Live musician DJ Juke box Tapes/CDs/iPod

If other type, please describe N/A

What will be the music volume? Background (quiet) Entertainment level

Please describe your sound system: soft background

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

events or scheduled performances.

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.

Do you have sound proofing installed? Yes No

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

APPLICANT HISTORY:

Has this corporation or any principal been licensed previously? Yes No

If yes, please indicate name of establishment: Ichibantei Pub Inc.

Address: 401 E.13th st New York, NY 10009 Community Board # 3

Dates of operation: Monday-Sunday

If you answered "Yes" to the above question, please provide a letter from the community board indicating history of complaints or other comments.

Has any principal had work experience similar to the proposed business? Yes No If Yes, please attach explanation of experience or resume.

Does any principal have other businesses in this area? Yes No If Yes, please give trade name and describe type of business _____

Has any principal had SLA reports or action within the past 3 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? appx. 20 _____

How many On-Premise (OP) liquor licenses are within 500 feet? 32 _____

Is premise within 200 feet 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. 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. 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.
2. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than ____ DJs / promoted events per ____, more than ____ private parties per _____.
3. I will play ambient recorded background music only.
4. 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.
5. I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
6. I will not participate in pub crawls or have party buses come to my establishment.
7. 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 _____.
8. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
9. 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.

Petition to Support Proposed Liquor License

Date: _____

The following undersigned residents of the area support the issuance of the following liquor license (indicate the type of license such as full-liquor or beer-wine) _____

Full Liquor

to the following applicant/establishment (company and/or trade name) _____

Lucky One Enterprises Inc.

Address of premises: _____ 20 St. Marks Pl. New York NY 10003

This business will be a: (circle) Bar Restaurant Other: _____

The hours of operation will be: _____

Sun - Thu 11:30am - 2:00am Fri, Sat 11:30am - 3:00am

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license: _____

NAME

ADDRESS

Jeni Kim

216 E 6th St. NY NY 10003

Rosvin Sathiyamoorthy

80 4th Ave. #6B NY NY 10003

~~Oliver Lee~~
Oliver Lee

206 E 10th St NY NY 10003
222 E 9th St

Leanne Rose
Brandon Wang

32 E 7th St
101 E 10th St

Brian Li
Jesse Schwartz

200 1st Ave
101 St Marks

Alvin Sidi

150 2nd Ave
88 5th Ave

~~John Doe~~
John Doe

120 2nd Ave

To the following applicant/establishment (company and/or trade name) _____

Lucky One Enterprises Inc.

Address of premises: 20 St Marks Pl, New York NY 10003

This business will be a: (circle) Bar Restaurant Other: _____

The hours of operation will be: Sun - Thu 11:00am - 2:00am Fri, Sat 11:30am - 3:00am

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license: _____

NAME

ADDRESS

<u>Sarah Wang</u>	<u>347 E 4th St</u>
<u>Sunitha</u>	<u>94 St Marks Pl</u>
<u>Maura Wang</u>	<u>89 East 9th St</u>
<u>George Yang</u>	<u>33 3rd Ave</u>
<u>230 W 4th St</u>	<u>77E 17th St</u>

<u>E. Williams, 1114th St</u>	<u>2 Cooper Sq, 2nd Fl</u>
<u>Chris Gomez</u>	<u>215 9th St</u>
<u>Chris Gomez</u>	<u>278 E 10th St</u>
<u>Chris Gomez</u>	<u>256 E 10th St</u>
<u>Jorge Hernandez</u>	<u>411 E 9th St</u>
<u>YADI YANLO</u>	<u>570 E 6th St</u>
<u>Jonathan Khatis</u>	<u>614 E 5th St</u>
<u>Alissa Andronico Raiter</u>	<u>312 2nd Ave</u>
<u>Nickolas Santana</u>	<u>33 3rd Avenue</u>
<u>Nickolas Santana</u>	<u>40 East 10th St</u>
<u>Sheng Wang</u>	<u>33 3rd Ave</u>

Petition to Support Proposed Liquor License

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Lucky One Enterprises Inc.

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The hours of operation will be: _____

Sun - Thu 11:30am - 2:00am Fri, Sat 11:30am - 3:00am

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license: _____

Name	Signature	Address and Apt # (required)
Tom Harley		20 St. Marks Pl LD
Geoff Huston		New York, NY 10003
Yumi Bando		105 E 10th St NY, NY 10003
		19 St. Marks Pl #6

Petition to Support Proposed Liquor License

Date: _____

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Full Liquor

to the following applicant/establishment (company and/or trade name) _____

Lucky One Enterprises Inc.





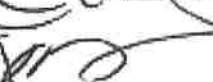


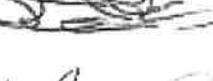






Address of premises: _____ 20 St. Marks Pl. New York NY 10025

This business will be a: (circle) Bar Restaurant Other: _____

The hours of operation will be: _____ Sun - Thu 11:30am - 2:00am Fri, Sat 11:30am - 3:00am

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license: _____

Name	Signature	Address and Apt # (required)
Leonardo Sanchez		216 10th st 1A
Juan Maho:dt		218 10th st 1B
STUART LYIC		64 ST MARKS #19
CHRISTINE Yean		64 St Marks #3
Patty Joan		64 Saint Marks #13
Anna Burrell		8 St MARKS #19
SABRIN KHAN		25 4th AVE #3BB
Yutaka Iguchi,		14 St. Marks place
Kamisoro Kaisuren		#6
Anne Christen		19 St. Marks pl #6
Eddie Krause		46 St Marks Pl #5
Michael J. ...		85 E 7th St. #2
ELBERT ...		115 Saint Marks Pl APT R
Karen Warrs.		34 EAST 7TH ST. APT 2D
		445 Lafayette St. Apt 16

Petition to Support Proposed Liquor License

Date: _____

The following undersigned residents of the area support the issuance of the following liquor license (Indicate the type of license such as full-liquor or beer-wine) _____

Full Liquor

to the following applicant/establishment (company and/or trade name) _____

Lucky One Enterprises Inc

Address of premises: 20 St. Marks Pl. New York NY 10003

This business will be a: (circle) Bar Restaurant Other: _____

The hours of operation will be: Sun - Thu 11:30am - 2:00am Fri, Sat 11:30am - 2:00am

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-block area.

Other information regarding the license: _____

NAME	ADDRESS
<u>Kevin Wang</u>	<u>337 E 4th St</u>
<u>Suna Khan</u>	<u>94 St Marks Pl</u>
<u>Monica Sturgis</u>	<u>63 East 9th St</u>
<u>Grace Yang</u>	<u>33 3rd Ave</u>
<u>V. D. Berman</u>	<u>70E 17th St</u>
<u>Edward S. Minze</u>	<u>2 Cooper St Apt 12F</u>
<u>Chris Orloff</u>	<u>315 9th St</u>
<u>Chris Orloff</u>	<u>278 E 10th St</u>
<u>James DeLaandee</u>	<u>256 E 10th St</u>
<u>YADI YAMU</u>	<u>411 E 9th St</u>
<u>Jonathan Whaliv</u>	<u>570 E 6th</u>
<u>Alessandra Rainford</u>	<u>614 East St</u>
<u>Nicholas Santana</u>	<u>312 2nd Ave</u>
<u>Sheng Wen</u>	<u>33 3rd Avenue</u>
	<u>40 East 10th</u>
	<u>210 E 10th</u>
	<u>33 3rd Ave</u>

APPETIZERS

KARAAGE から揚げ
Traditional Japanese boneless fried chicken
\$7

EDAMAME 枝豆
Boiled edamame beans
\$5



GREEN SALAD サラダ
Green salad with seaweed
\$5

TAKOWASABI たこわさび
Fresh octopus marinated in wasabi
\$5

OKIZUKE 沖漬け
Hotaruika-squid marinated in sake
\$6

KIMPIRA きんぴら
Sautéed burdock and carrot in soy sauce
and chili pepper
\$6

YAKKO 冷奴
Chilled tofu with minced ginger
\$6

POTATO SALAD ポテトサラダ
Homemade potato salad with kewpie mayonnaise
\$7

AGEDASHI 揚げ出し豆腐
Fried crispy tofu in dashi soup
\$7



AGENASU 揚げなす
Fried eggplant in dashi soup
\$7

IMO TEMPURA 芋天ぷら
Japanese sweet potato tempura
\$7

BLACK PORK SAUSAGE 豚ソーセージ
Grilled black pork sausage
\$7

GESSO CALAMARI イカゲソ
Fried crunchy gesso squid
\$7



DONBURI

*Traditional Japanese rice bowls, topped
with fried egg. Choose a main topping.*

TAMAGO DON たまご丼
Onion and bean curd
\$12



OYAKO DON 親子丼
Shimmered chicken and egg
\$12

KATSU DON カツ丼
Deep fried pork cutlet, onion and condiments
\$16

RAMEN

ICHIBANTEI RAMEN ラーメン
Pork broth "tonkotsu" ramen noodle
\$14

Additional toppings
Seaweed - \$2
Menmma (bamboo shoot) - \$2
Boiled Egg - \$2
Roasted Garlic - \$2
Cha-Shyu Pork - \$3

Sides
Side of karaage - \$3
Side of karaage garlic - \$4.50
Side of karaage nanban - \$4.50



ENTREES

*All entrees service with rice, salad,
and miso soup. Extra rice for \$2.*



KARAAGE (no soup) 唐揚げ
Traditional Japanese boneless fried chicken
\$10

GARLIC CHICKEN
Juicy boneless fried chicken in garlic sauce
\$12

TERIYAKI CHICKEN テリヤキチキン
Juicy boneless fried chicken in teriyaki sauce
\$12

CHICKEN NANBAN チキン南蛮
Juicy boneless fried chicken in sweet & sour
sauce topped with tartar sauce
\$12

CHICKENCHUP チキンチャップ
Fried chicken sautéed with demi glace
\$12

TONKATSU とんかつ
Breaded and fried pork cutlet
\$15



PORK GINGER 黒豚生姜焼き
Pork belly sautéed with ginger sauce
\$15

PORK YAKINIKU 黒豚焼肉
BBQ pork belly with grilled onions
\$15

HAMBURGER STEAK ハンバーグ
Ground beef and pork hamburger steak
\$15

MINCED KATSU メンチカツ
Breaded and fried ground beef and pork
cutlet
\$15

MAGURO STEAK マグロステーキ
Grilled tuna steak with garlic sauce
\$20

MAGURO KATSU マグロカツ
Breaded and fried tuna cutlet
\$20



ICHIBANTEI STEAK 一番亭ステーキ
Grass fed steak, the best!
\$20 - 7-oz
\$30 - 11-oz

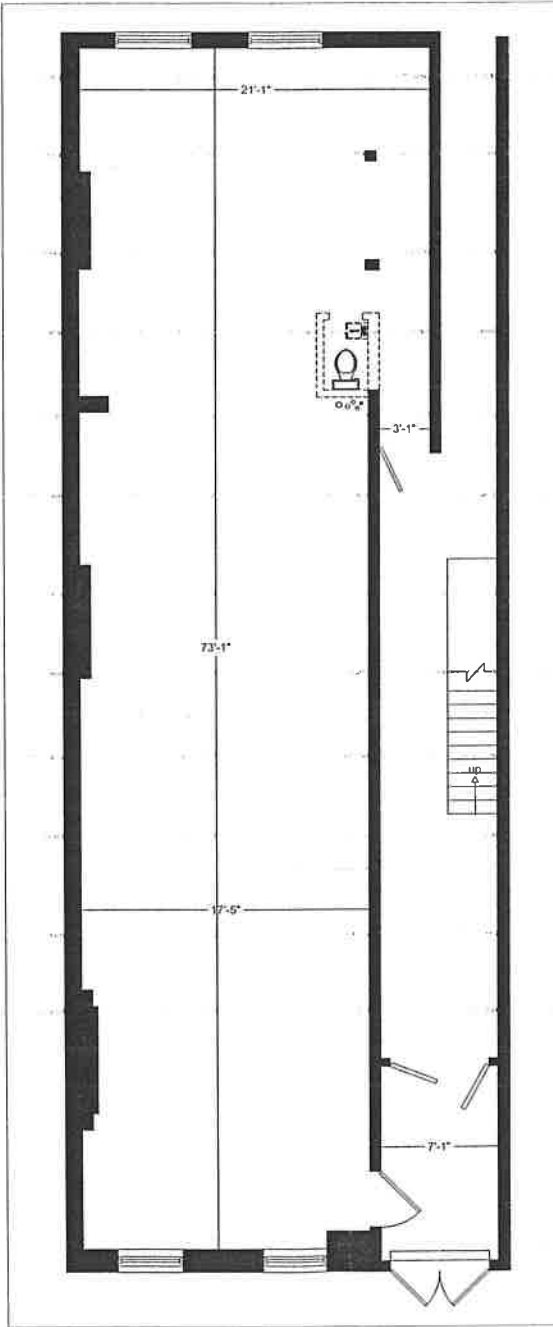
ICHIBANTEI

20 ST MARKS PLACE
NEW YORK, NEW YORK 10003
347-586-3547

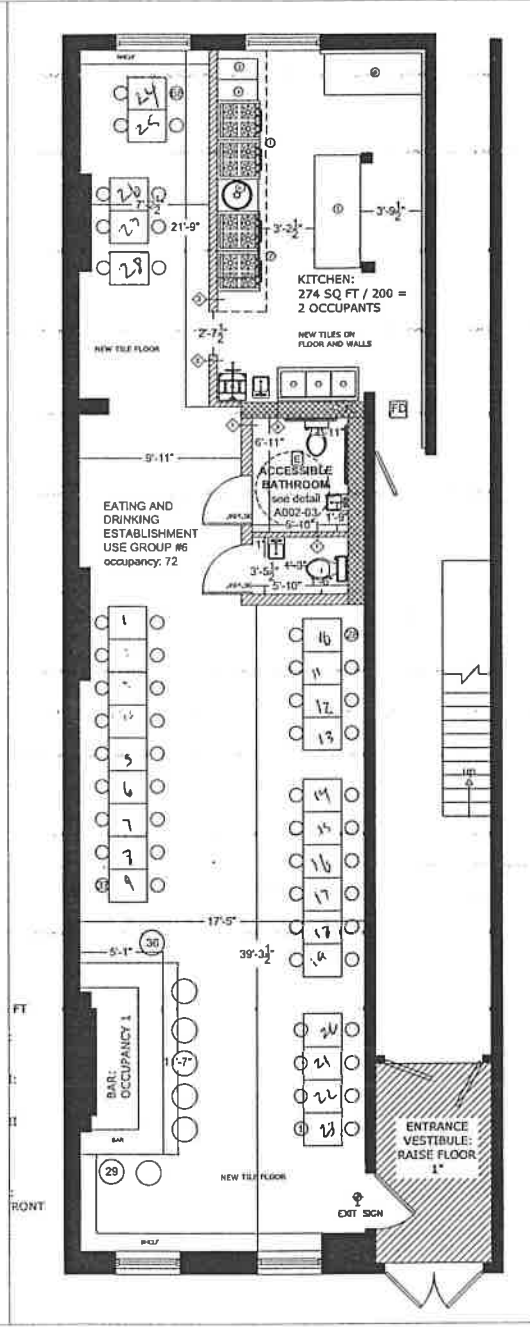
PROJECT

DEVANG ARVIND SHAH
R.A.

257 HANCOCK STREET, SUITE 10
BROOKLYN, NY 11216
646-270-5406



DEMOLITION PLAN - 1/4" = 1'



PROPOSED PLAN - 1/4" = 1'

OCCUPANT LOAD
TABLE 1004.1.1
W/O FIXED SEATS - UNCONCENTRATED 15 NET
ASSEMBLY WITHOUT FIXED SEATS
CONCENTRATED (CHAIRS ONLY NOT FIXED) 7 NET
STANDING SPACE 5 NET
UNCONCENTRATED (TABLES & CHAIRS) 15 NET
KITCHENS, COMMERCIAL 200 GROSS

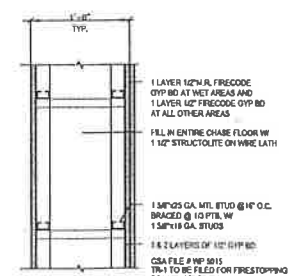
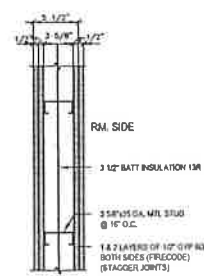
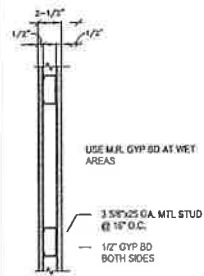
TOTAL OCCUPANTS BY CODE:
UNCONCENTRATED TABLES: 345 SQ FT / 15 = 14 OCCUPANTS
STANDING SPACE: 79 SQ FT / 5 = 16 OCCUPANTS
KITCHEN: 274 SQ FT / 200 = 2 OCCUPANTS
BAR: 20 SQ FT = 1 OCCUPANT
TOTAL = 33 OCCUPANTS

TOTAL OCCUPANTS BY DESIGN:
UNCONCENTRATED TABLES: 68 OCCUPANTS
KITCHEN: 3 OCCUPANTS
BAR: 1 OCCUPANT
TOTAL = 72 OCCUPANTS

EGRESS WIDTH SECTION BC 1005
1005.1 TOTAL WIDTH OF MEANS OF EGRESS
= OCCUPANT LOAD * 0.3 INCHES FOR STAIRS
= OCCUPANT LOAD * 0.2 INCHES FOR OTHER PARTS

1018.2 72 OCCUPANTS * 0.2 = 14.4 INCHES.
1015.1 MINIMUM EXIT WIDTH = 44 INCHES
NUMBER OF EXITS
OCCUPANCY A, MAX OCCUPANT LOAD
= 74 FOR ONE EXIT.

DOORS SECTION BC 1008
DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL
WHERE SERVING: SPACES WITH AN OCCUPANT LOAD OF 50 OR
MORE PERSONS. 1008.1.2.2



THIS PLAN IS APPROVED FOR WORK INDICATED ON THE APPLICATION SPECIFICATIONS SHEET. ALL OTHER PATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER BEING APPROVED, OR IN ACCORDANCE WITH APPLICABLE CODES. ALL DIMENSIONS TO BE VERIFIED IN FIELD.

SEAL OFFICIAL STAMP

20 ST MARKS PLACE
NY, NY 10003
BLOCK: 463 LOT: 19

DEMOLITION & PROPOSED FLOOR PLAN

DATE: 11-15-2017
PROJECT NO: 101811
DRAWN BY: D.A.S.
SCALE: AS NOTED
CADD NO: 2 of 5