



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

Alysha Lewis-Coleman, 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/mancb3/html/communitygroups/community_group_listings.shtml
- 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 3, 2021

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: _____

Previous or current use of the location: Beverly's Bar

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 21 Essex Street

Cross streets: B/n Hester : Canal St

Name of applicant and all principals: Francesco Scotto Di Santolo

Trade name (DBA): Lucky London

PREMISE:

Type of building and number of floors: 5 story brick

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? LN^o pending

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): C6-2

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: _____

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) 4pm-4am 7 days per week

Number of tables? 10 Total number of seats? 24

How many stand-up bars/ bar seats are located on the premise? 1/12
(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): Approx 27' 3", irregular, 1st floor

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
comfort food

What are the hours kitchen will be open? Food Prep open all hours of operation

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

How many employees will there be? 4-6

Do you have or plan to install French doors accordion doors or windows? NO - fixed facade

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 DJ Juke box Tapes/CDs/iPod

If other type, please describe _____

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

Please describe your sound system: iPod 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

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.") Security will insure that crowds do not form on the sidewalk and that traffic does not become congested in front of the premises
Will there be security personnel? Yes No (If Yes, how many and when) 1 - Thursday-Saturday

How do you plan to manage noise inside and outside your business so neighbors will not be affected?
Please attach plans. Security and management will insure that the exterior of the space does not become noisy and that the interior of the tavern is never permitted to become noisy
Do you have sound proofing installed? Yes No
If not, do you plan to install sound-proofing? Yes No or disorderly

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: Clockwork Bar / Strangelove Bar

Address: 21 Essex St Mc / 229 E. 53rd St Community Board # 3/6

Dates of operation: 2015 - Present / 2018 - Present

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

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? SEE ATTACHED

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

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. 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)

_____ restaurant, or

I will operate a Tavern

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 4pm - 4am ; Tue 4pm - 4am ; Wed 4pm - 4am ;

Thu 4pm - 4am ; Fri 4pm - 4am ; Sat 4pm - 4am ;

Sun 4pm - 4am . (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 OR

My sidewalk café hours will be _____

5. I will employ a doorman/security personnel: 1

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 live performances or televised sports.

I will have a closed fixed façade with no open doors or windows except my entrance door 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 live performances or televised sports.

8. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ DJs per _____, more than _____ private parties per _____, _____ number of TVs.
9. I will play ambient recorded background music only.
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: Francesco Scotto Di Santolo

Phone Number: (917) 547-6620

世界日報
 WEDNESDAY 30c WORLD JOURNAL 星期三
 30c
 70% 成人打疫苗
 加州確診數400萬
 佛州任院率創新高... 拜登再保
 加州確診數400萬
 佛州任院率創新高... 拜登再保
 加州確診數400萬
 佛州任院率創新高... 拜登再保

Recibiendo de una
 Licencia para servir
 Reciben público
 para comentarios
 Monday, August 16, 2021 at 6:30pm
 Community Board 3 Office, 59 East 4th Street
 Hotline: https://www.nyc.gov/311/92199317942
 2021/08/16/09:30am/09:30am
 de la Comisión de
 de la Comisión de SCL y del DCA
 www.dca.nyc.gov

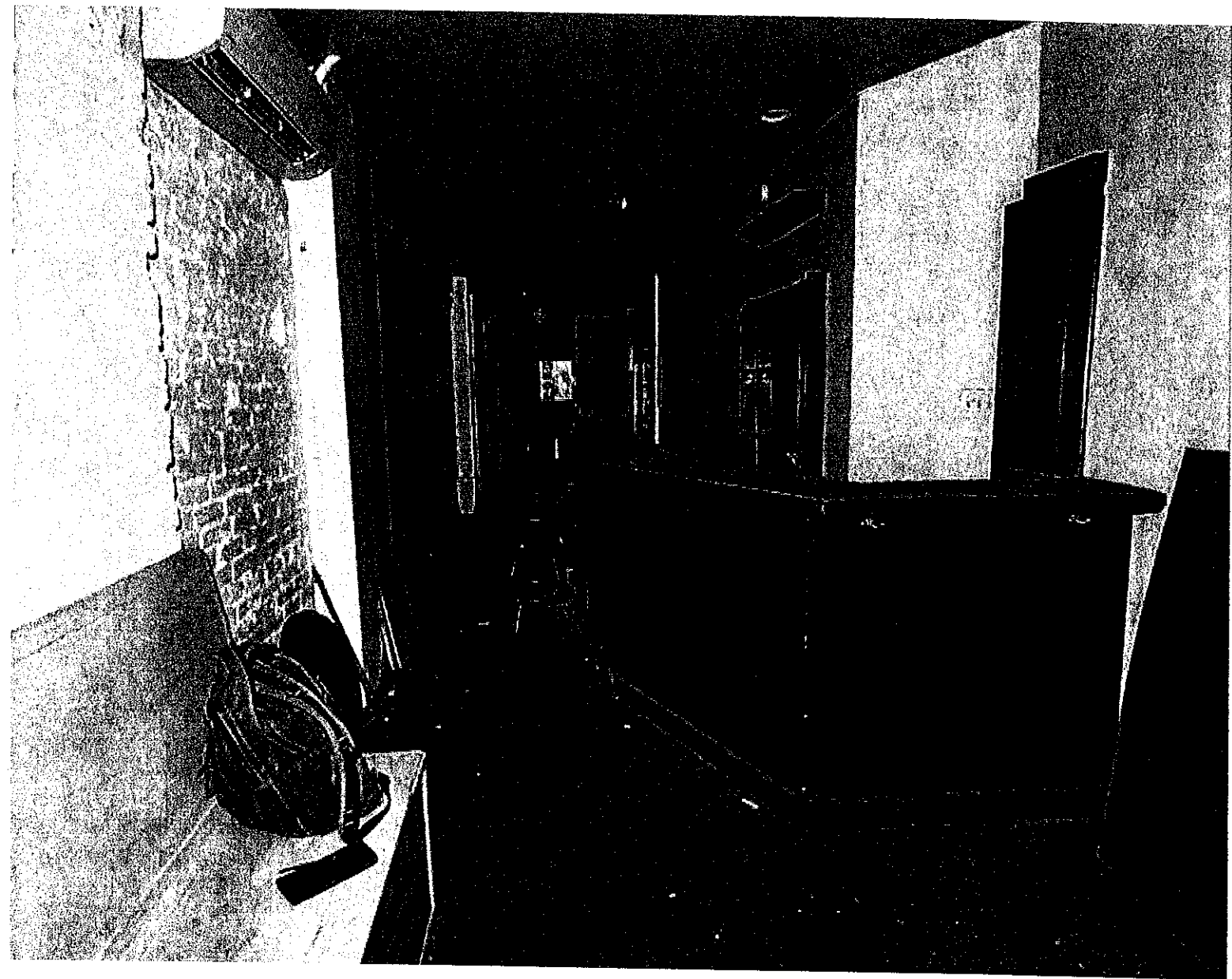


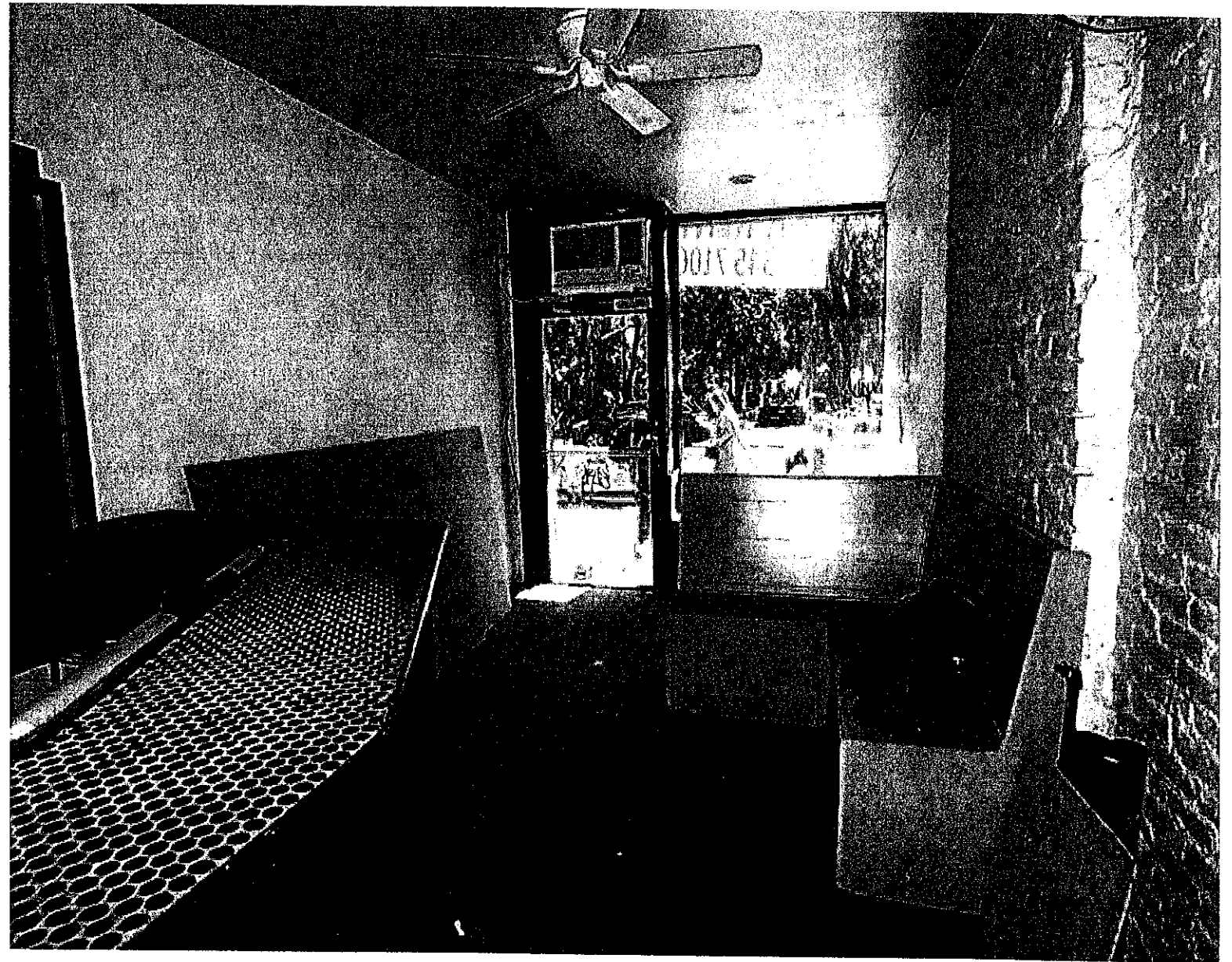
FOR RENT
917-545 7106





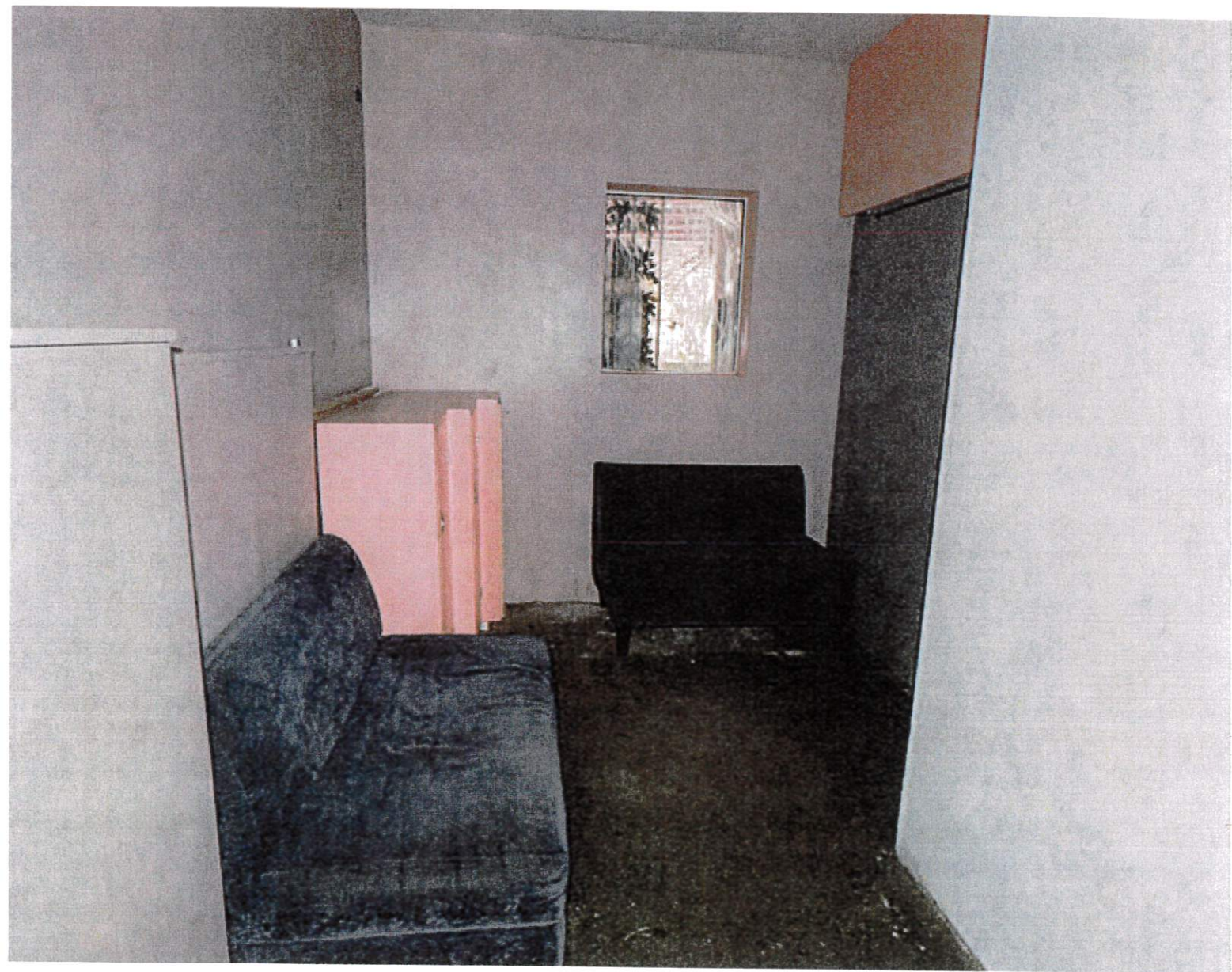






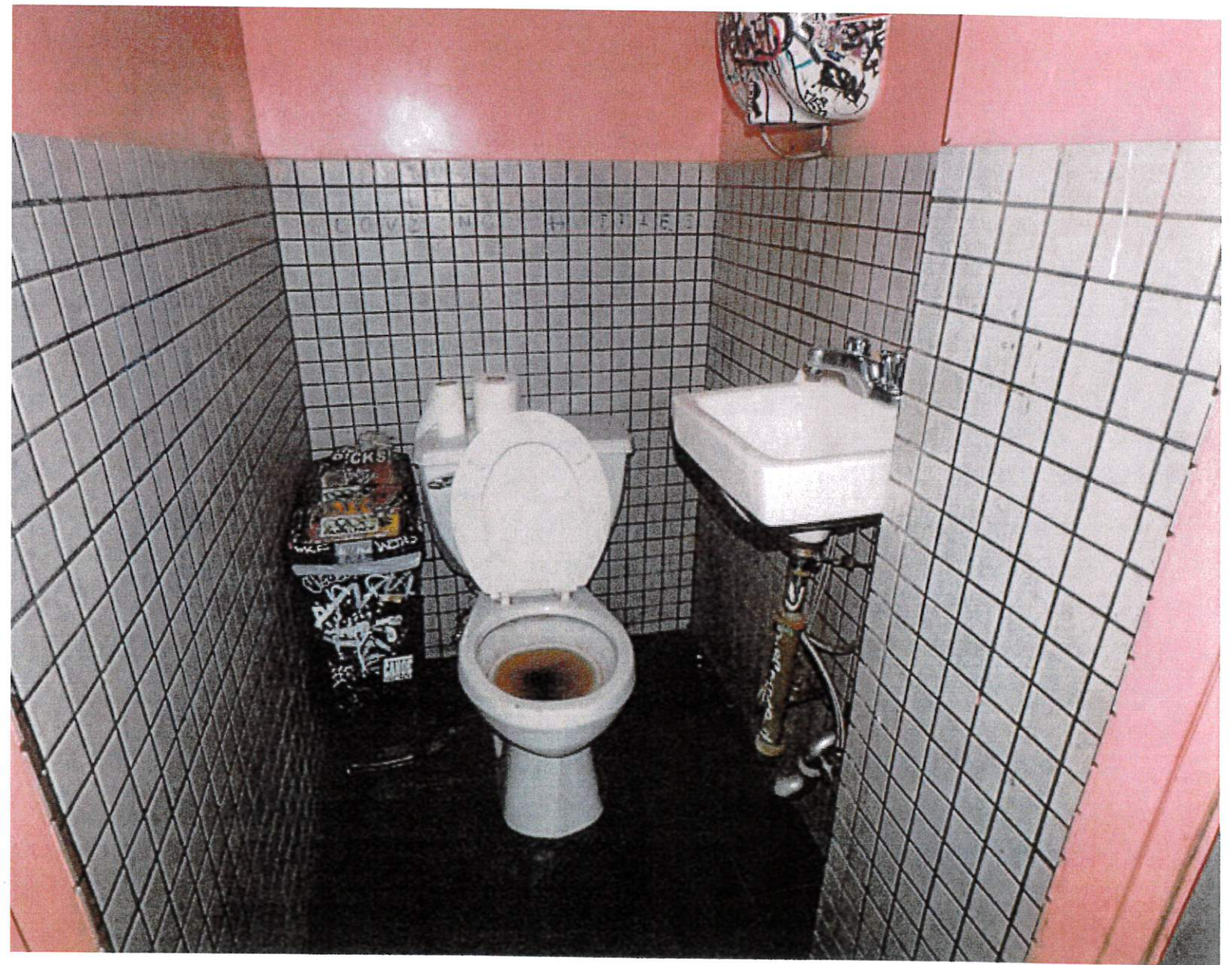
















AREA SURVEY
 21 Essex Street
 New York, NY
 July 23, 2021
 NOT TO SCALE

Landess-Simon, Inc.

Legal & Commercial Photography

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

Re: 21 Essex Street

1. Clockwork - 21 Essex Street - (8')
2. Rabbit House - 41 Essex Street - (356')
3. Friedman's - 359-361 Grand Street - (495')
4. Metrograph - 7 Ludlow Street - (299')
5. Cervio's - 43 Canal Street - (427')
6. Dimes - 49 Canal Street - (464')
7. Bar Belly - 14B Orchard Street - (472')
8. Boys Don't Cry - 22 Orchard Street - (425') (Closed)
9. Scarr's Pizza - 22A Orchard Street - (429')
10. Clandestino - 35 Canal Street - (349')
11. Little Canal - 26 Canal Street - (390')
12. Tajaja Plantas Mexicana - 162 East Broadway - (431')

Schools & Churches

1. P.S. 042 Benjamin Altman - 71 Hester Street - (259')
2. U.S. Gian Tian Yi Shan Temple Association - 51 Hester Street - (113') Non-exclusive
3. Chabad of the LES - 37 Essex Street - (296')

Hester Street

El Cabron
(Food only)

Fast Food

Fast Food

Clockwork
21 Essex St.

APPLICANT

Commercial

Hair salon

Vacant

Residential

Boxing studio

Cooking studio

Vacant

Coffee store

Commercial

Empty Lot

Residential

Plant store

Paint store

Signs

Residential

Groceries

Signs

Variety store

Canal Street

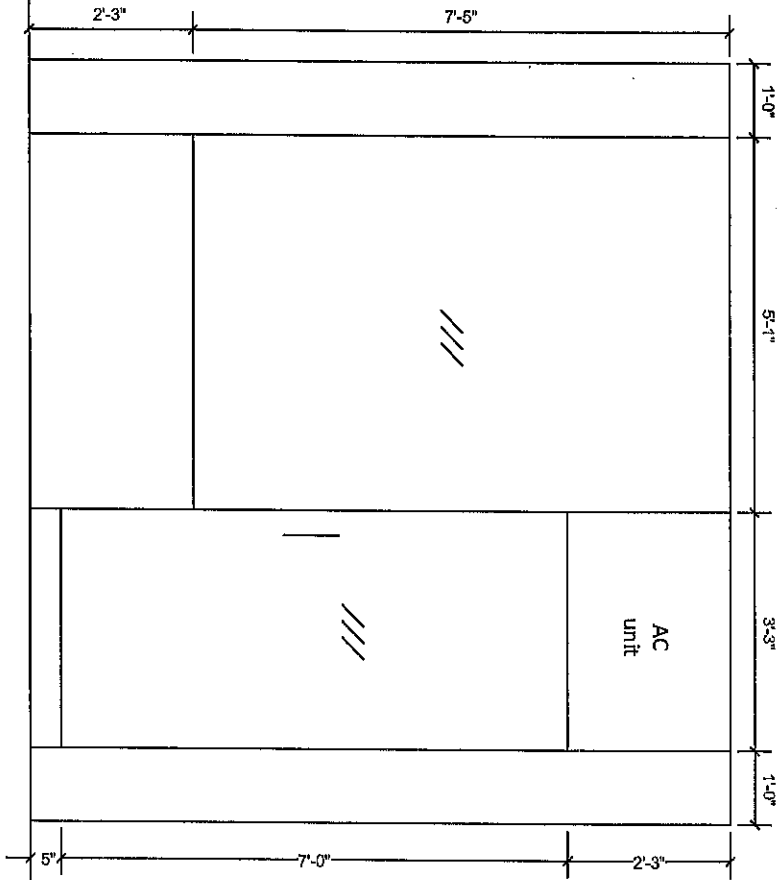
Essex Street

NOT TO SCALE

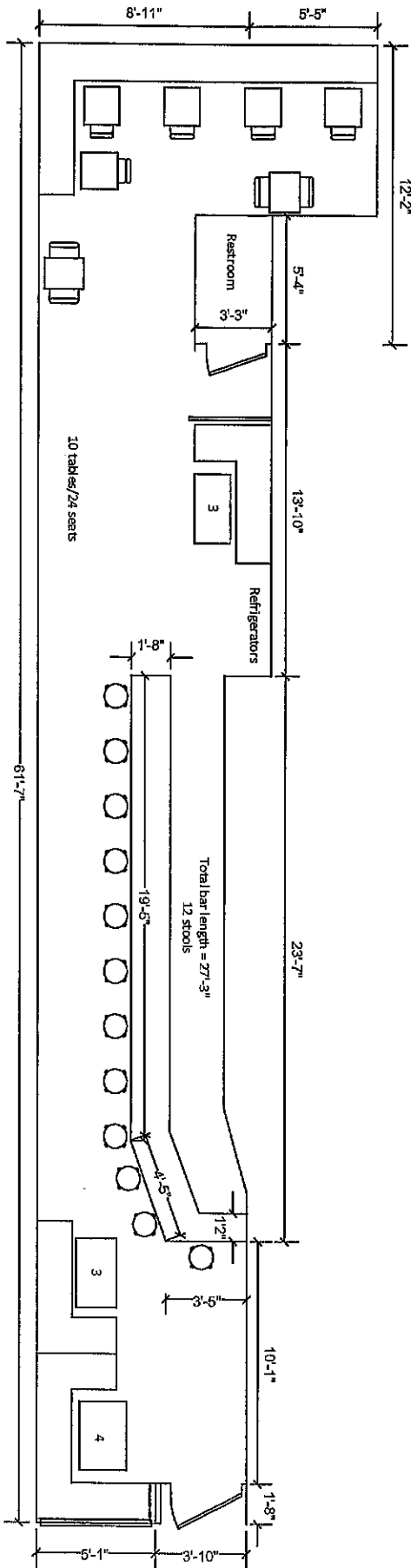
BLOCK PLOT
21 Essex Street
New York, NY
July 23, 2021



Seward
Park



FRONT ELEVATION
 21 Essex Street
 New York, NY
 July 23, 2021
 NOT TO SCALE



Essex Street

INTERIOR DIAGRAM - 1ST FLOOR
 (Proposed)
 21 Essex Street
 New York, NY
 July 23, 2021
 NOT TO SCALE

LUCKY LYNDON

PROPOSED MENU

21 ESSEX ST., New York, NY 10002

STARTERS \$7

Chick pea and Olive tapenade hummus drizzled with EVO oil with toast

Cannelini bean, grape tomato and onion salad with EVO

Simmered Lentils with carrot and onion, EVO

PANINI \$9

1 Prosciutto di parma, bufala mozzarella, arugula

2 Coppa, smoked mozzarella, arugula, balsamic dressing

3 Salami, roasted peppers, arugula, balsamic dressing

4 Prosciutto di parma, porchetta, bufala mozzarella, roasted peppers,
arugula,
balsamic dressing

5 Roasted chicken breast, fresh mozzarella, sun-dried tomatoes, arugula

6 Mortadella, fresh mozzarella, fresh tomatoes, arugula, E.V.O.O

7 Italian tuna, fresh mozzarella, hot peppers, arugula

SALADS \$7

Arugula, tomato and onion with Italian tuna, balsamic and EVOO

Sun dried tomato, prosciutto, Cannellini beans on a bed of Bib lettuce

DESSERT \$7

Classic bread pudding

Warm chocolate brownie