



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](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: June 24, 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: Commercial Restaurant Equipment

Corporation and trade name of current license: \_\_\_\_\_

**APPLICANT:**

Premise address: 135 Division Street

Cross streets: Bln Pike & Rutgers St

Name of applicant and all principals: Parkside 3 NYC LLC

Steven Trigoboff

Trade name (DBA): Lucky Star

**PREMISE:**

Type of building and number of floors: 8 story mixed use

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: COVID-19 Open Restaurant

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 - NO 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) SUNDAY - WEDNESDAY 10AM - 2AM  
THURSDAY, FRIDAY : SATURDAY 10AM - 4AM

Number of tables? 5 Total number of seats? 16

How many stand-up bars/ bar seats are located on the premise? - 0 -  
(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): n/a

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

What are the hours kitchen will be open? All hours of operation

Will a manager or principal always be on site?  Yes  No If yes, which? 8

How many employees will there be? 2-3

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  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 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.") one employee will be designated to insure that vehicular traffic and crowds do not congregate on the premises

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. The interior of the premises will be managed by staff and ownership to insure that the premises are noise compliant; the exterior of the premises

Do you have sound proofing installed?  Yes  No will be managed by one employee to insure that the premises are not problematic to our neighbors  
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: 25 Third Ave Corp / Third Ave i St Marks Inc

Address: 25 Third Ave NYC / 25 Third Ave NYC Community Board # 3

Dates of operation: 5/98-2000 / 2000-2018

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 Lucky Star 166 Delancey St; Lucky Star, 34 St Marks place

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.



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 8pm.
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: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Steven Trigoboff  
(917) 331-2265



















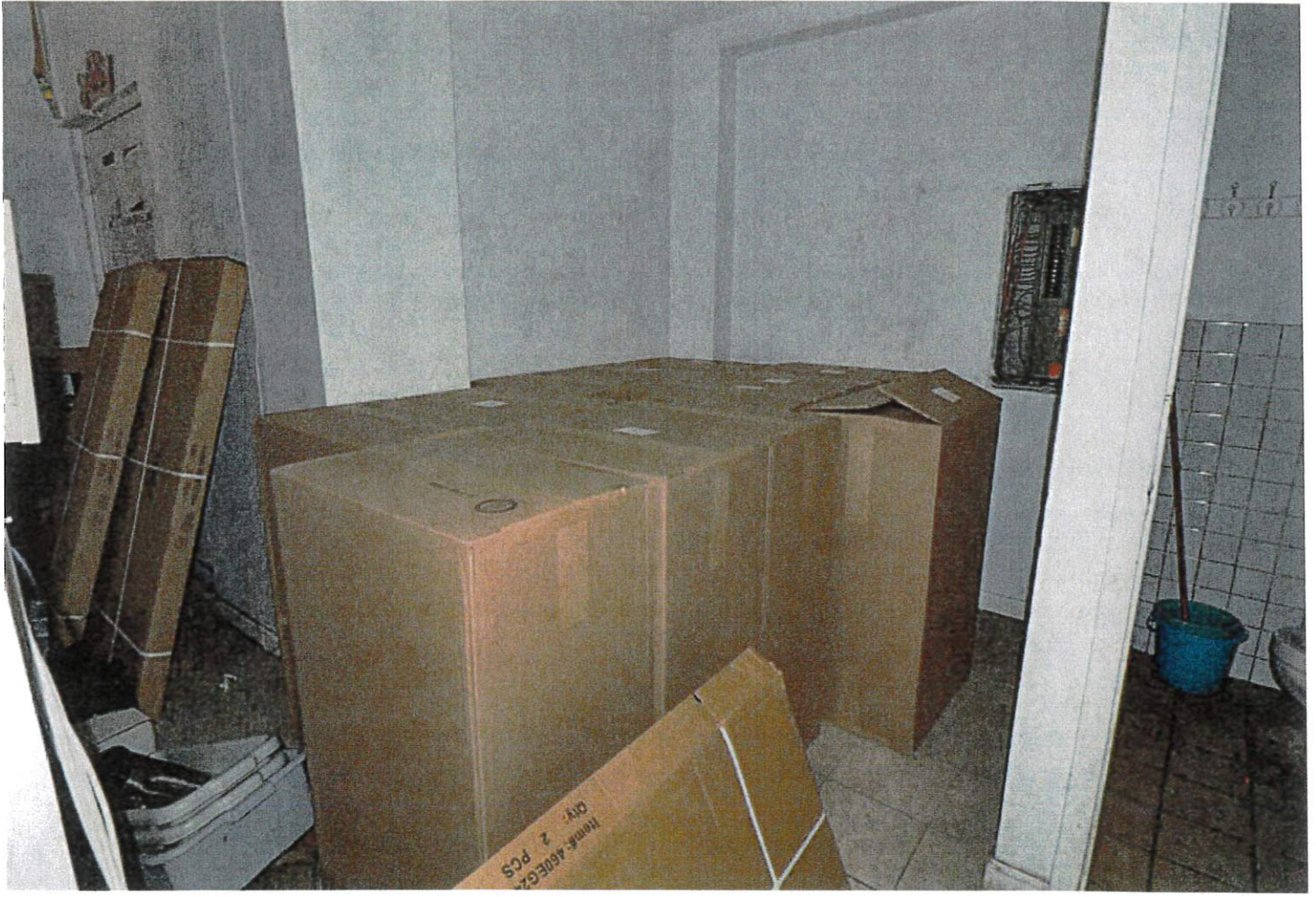












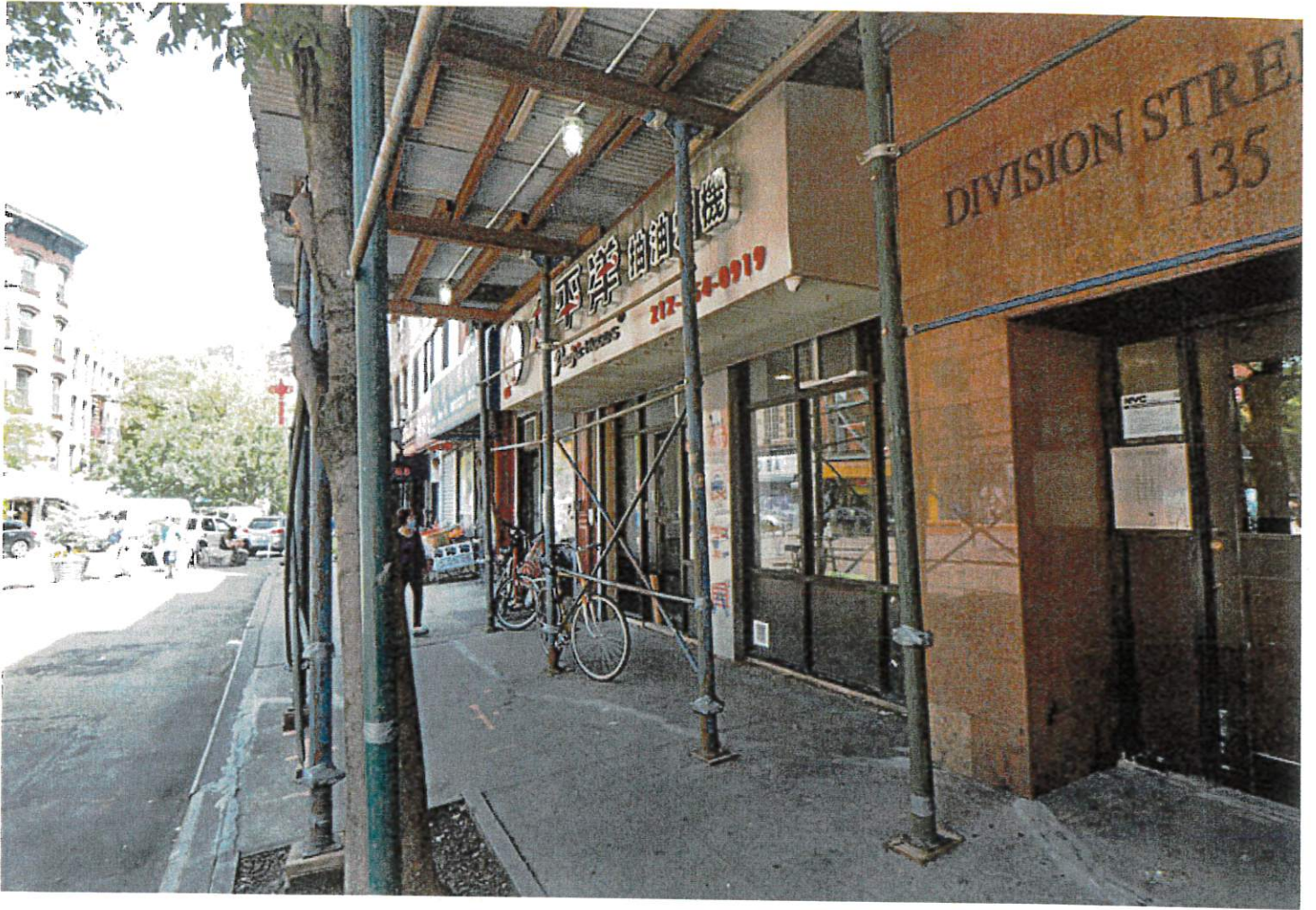


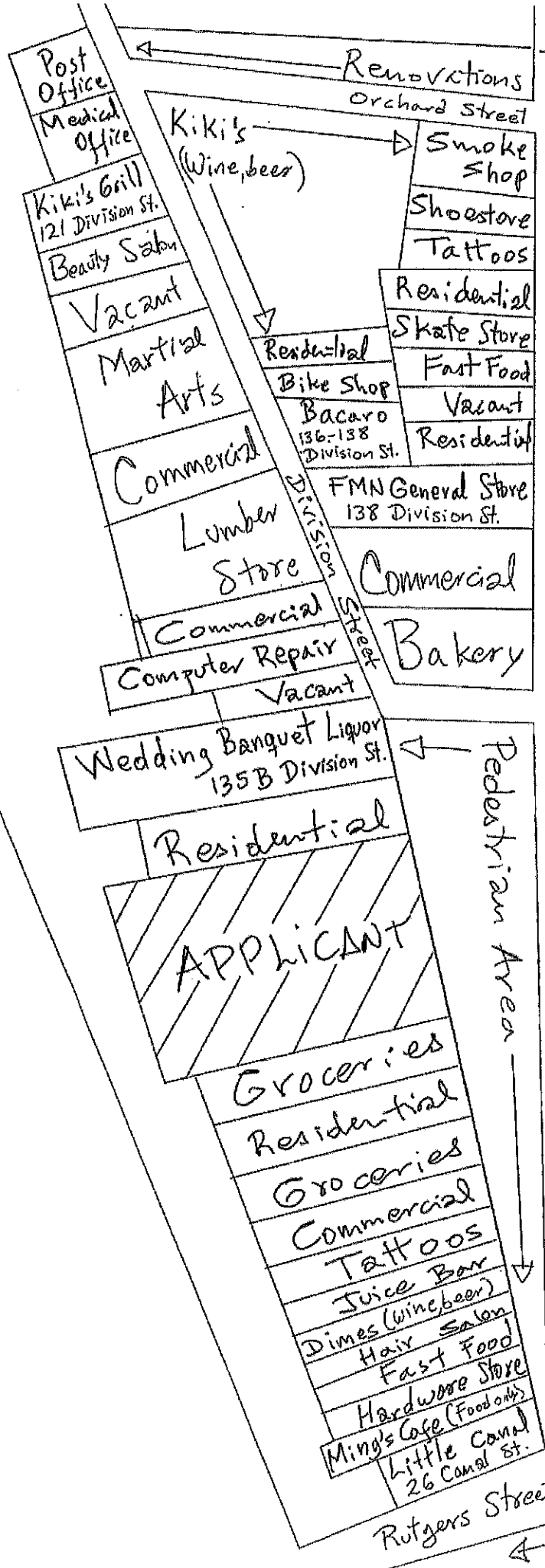










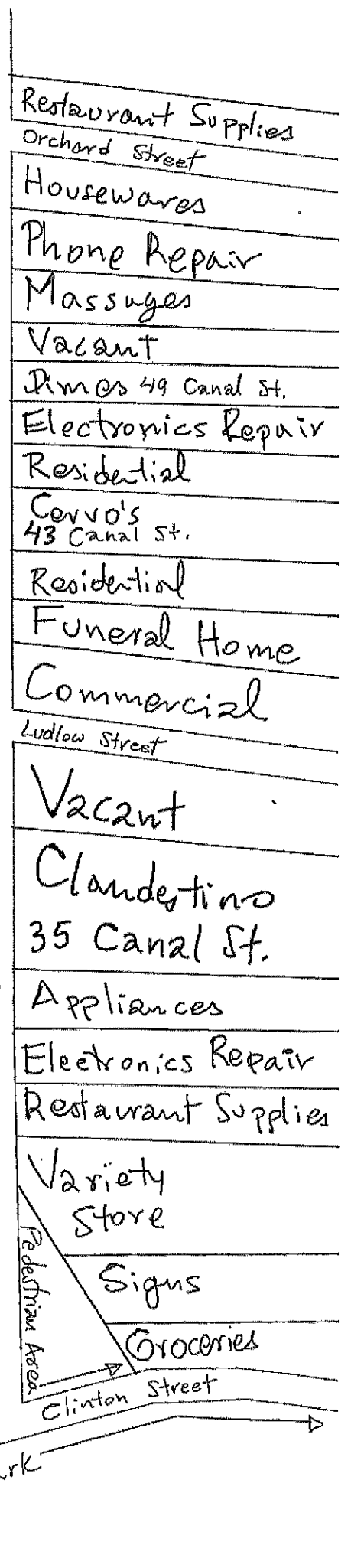


300'

300'

Canal Street

AREA SURVEY  
135 Division Street  
New York, NY  
June 25, 2021  
NOT TO SCALE

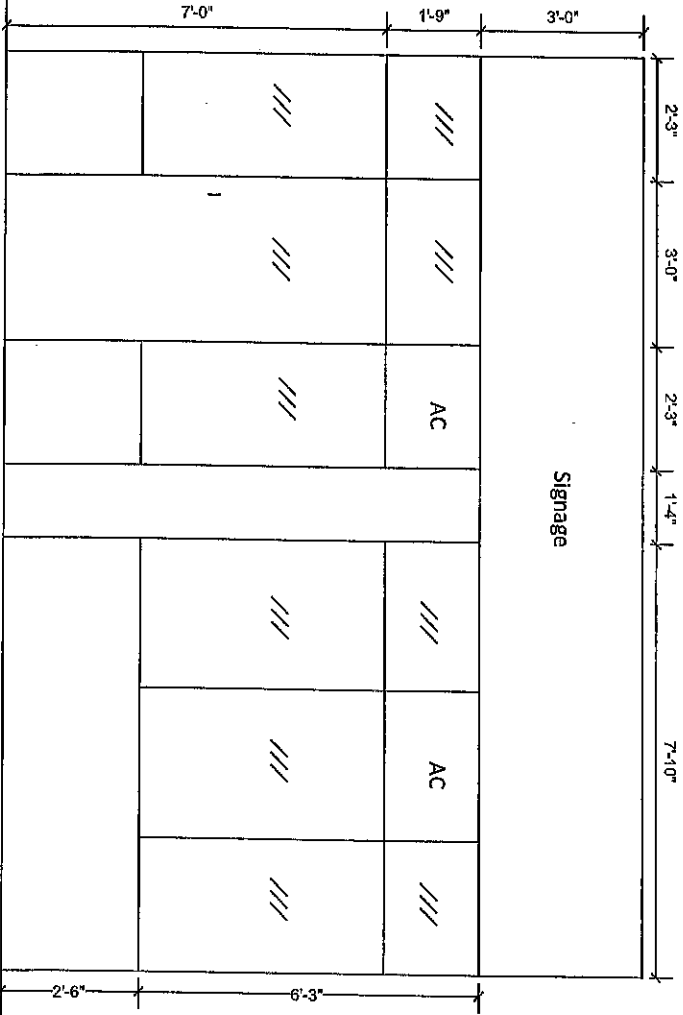


Pedestrian Area

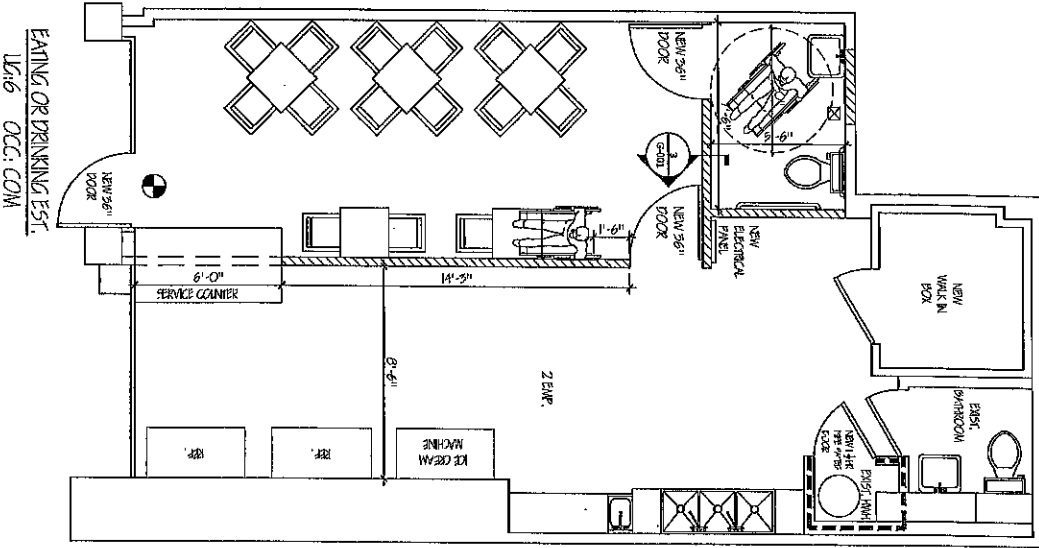
Rutgers Street

Seward Park





FRONT ELEVATION  
 135 Division Street  
 New York, NY  
 June 25, 2021  
 NOT TO SCALE



EATING OR DRINKING EST.  
 LR:6 OCC: COM

DIVISION STREET

2

FIRST FLOOR PLANS

Scale: 1/4" = 1'-0"

**SOFT SERVE**

- Chocolate
- Vanilla
- Twist



**VEGAN ICE CREAM**

- Chocolate
- Vanilla



**MILKSHAKES**

- Chocolate
- Vanilla



**ICE CREAM SUNDAES**

- Hot Fudge In The Summertime
- Peanut Butter Crunch
- Caramel Crunch Time
- Lower East Side Special



**BEVERAGES**

- Canned Soda
- Beer & Wine
- Bottled Water



**ICE CREAM**

- Vanilla
- Campfire S'mores
- Pistachio
- Chocolate
- Strawberry
- Butter Pecan
- Birthday Cake
- Chocolate Chip
- Green Mint Chip
- Caramel Truffle
- Cookies & Cream
- Flying Fish (Vanilla Fudge)
- Vegan (Flavor of the week)

**ITALIAN ICE**

- Mango
- Watermelon
- Rainbow
- Cherry
- Lemon
- Pineapple
- Strawberry
- Chocolate
- Cotton Candy
- Blue Raz
- Pink Lemonade
- Swedish Fish
- Coconut (cream ice)
- Banana Fudge (cream ice)
- Orange Creamside (cream ice)
- Hard Ice Drawn Flavors

# LUCKY STAR

COFFEE • SPIRITS • SNACKS • ICE CREAM



★ 135 Division St. ★  
**TWO BRIDGES NYC**  
**LUCKYSTARICECREAM.NET**



**NATHANS FAMOUS HOT DOGS**

\$3 Each



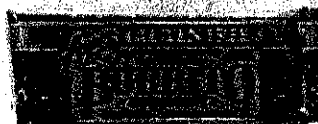
**WHITE CASTLE BURGERS**

2 for \$5



**AMY'S VEGAN BURRITOS**

\$5



**LARGE SOFT PRETZELS**

\$4



**ICE CREAM CONE or CUP**

- Small \$3
- Medium \$5
- Large \$7
- Pint \$9
- Quart \$14

**TOPPINGS \$1**

- Waffle Cone
- Chocolate or Cherry Dip
- Chocolate or Rainbow Sprinkles

**ITALIAN ICE**

- Small \$3
- Medium \$5
- Large \$7
- Pint \$9
- Quart \$14

**MILKSHAKES**

- Regular \$5
- Large \$7

**ICE CREAM SUNDAES**

\$7