



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: September 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 will be managed by one employee to insure that the premises are not problematic to our neighbors

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: 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.

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 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 fast casual cafe, food prep + per during all hours
 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 10AM - 2AM; Tue 10AM - 2AM; Wed 10AM - 2AM;
Thu 10AM - 4AM; Fri 10AM - 4AM; Sat 10AM - 4AM;
Sun 10AM - 2AM. (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 COVID SEATING ENDING AT 11PM

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 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 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: Steven Trigoboff

Phone Number: (917) 331-2265



公司
ERY INC. (212)
Accept WIC-EST 732-2912

135 Pacific HOODS 212-254-0919

DIVISION STREET TOWER







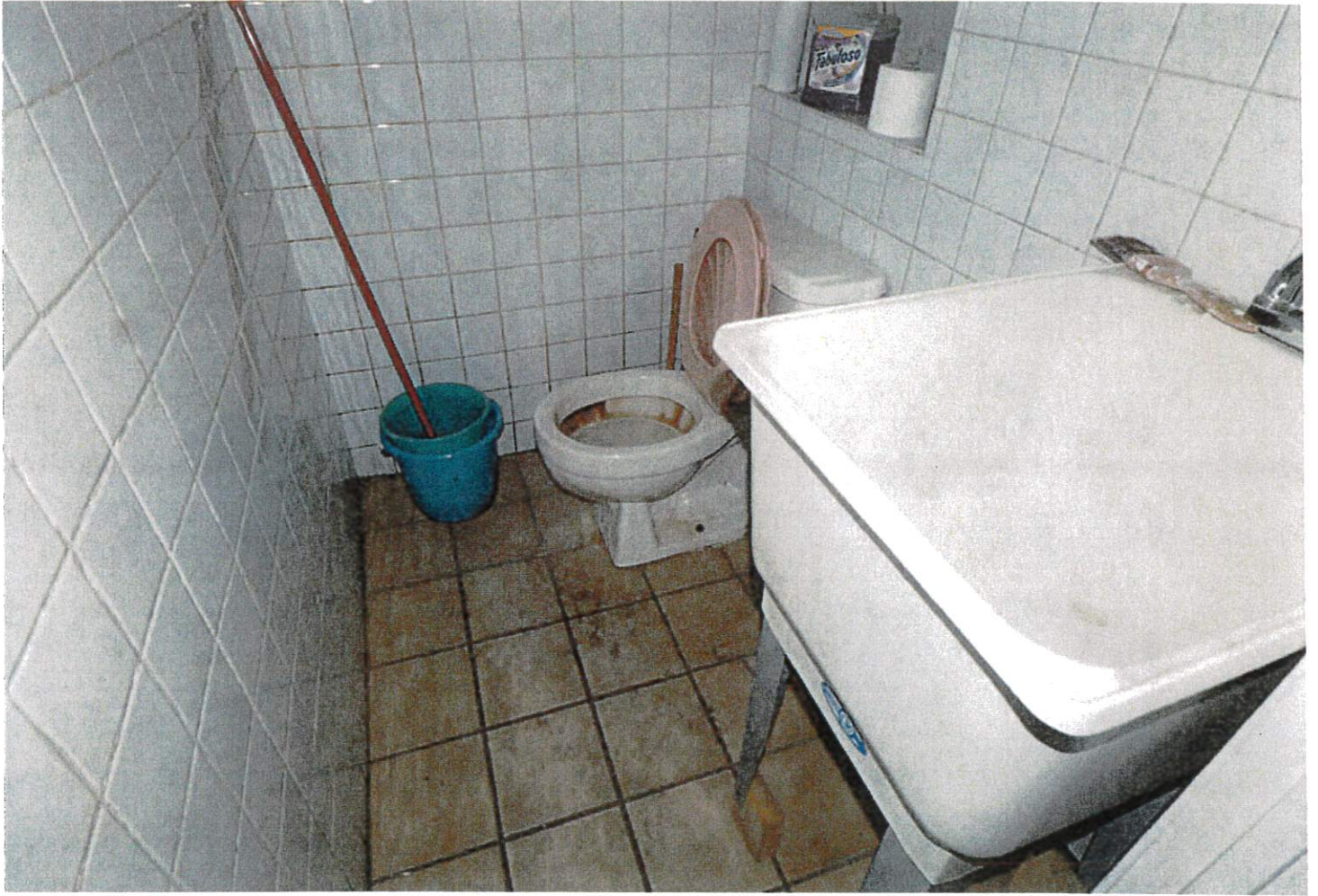




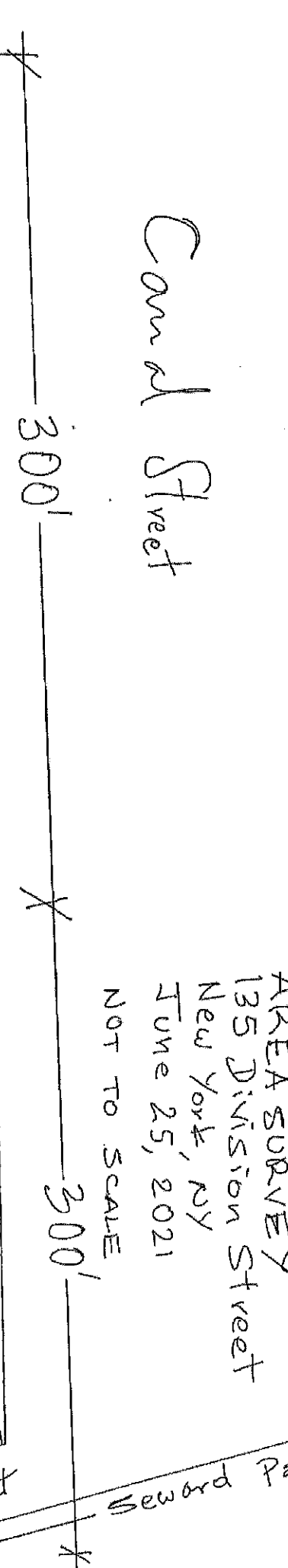
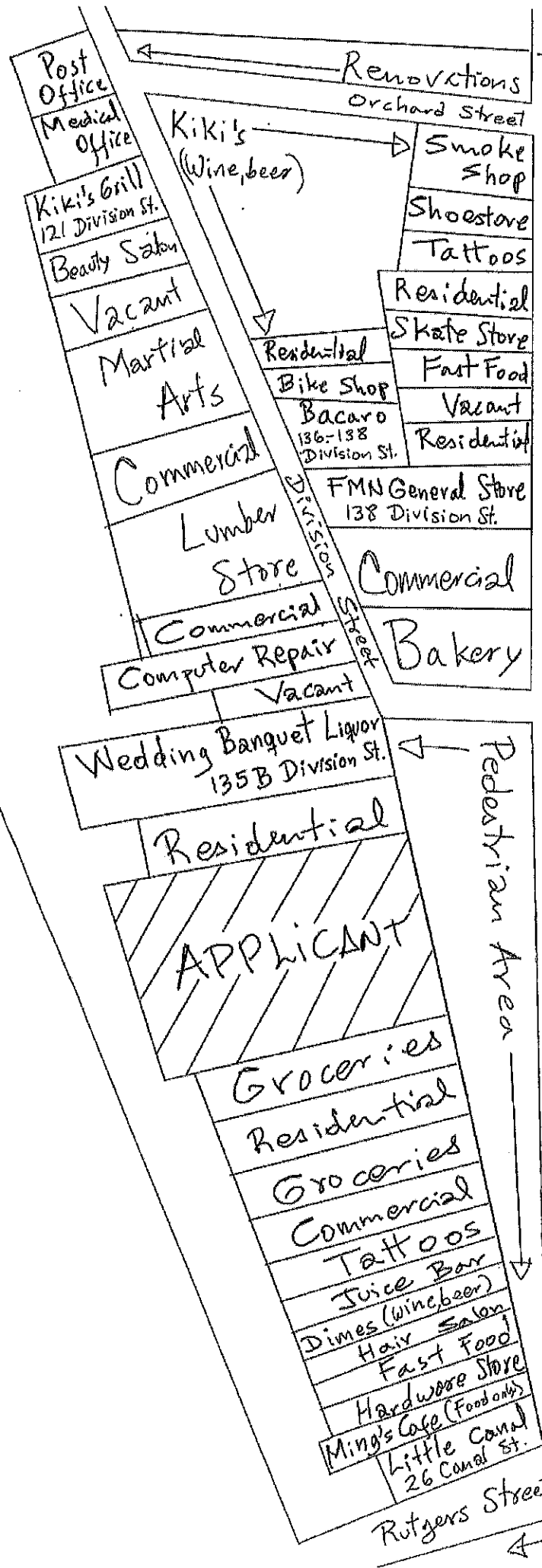












Canal Street

300'

300'

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

Rutgers Street

Seward Park

Pedestrian Area

Pedestrian Area

Divisions Street

Ludlow Street

Clinton Street

Orchard Street

Orchard Street

Kiki's (Wine, beer)

Smoke Shop

Shoestore

Tattoos

Residential

Skate Store

Fast Food

Vacant

Residential

Residential

Bike Shop

Bacaro
136-138
Division St.

FMN General Store
138 Division St.

Commercial

Bakery

Lumber Store

Commercial

Computer Repair

Vacant

Wedding Banquet Liquor
135B Division St.

Residential

APPLICANT

Groceries

Residential

Groceries

Commercial

Tattoos

Juice Bar

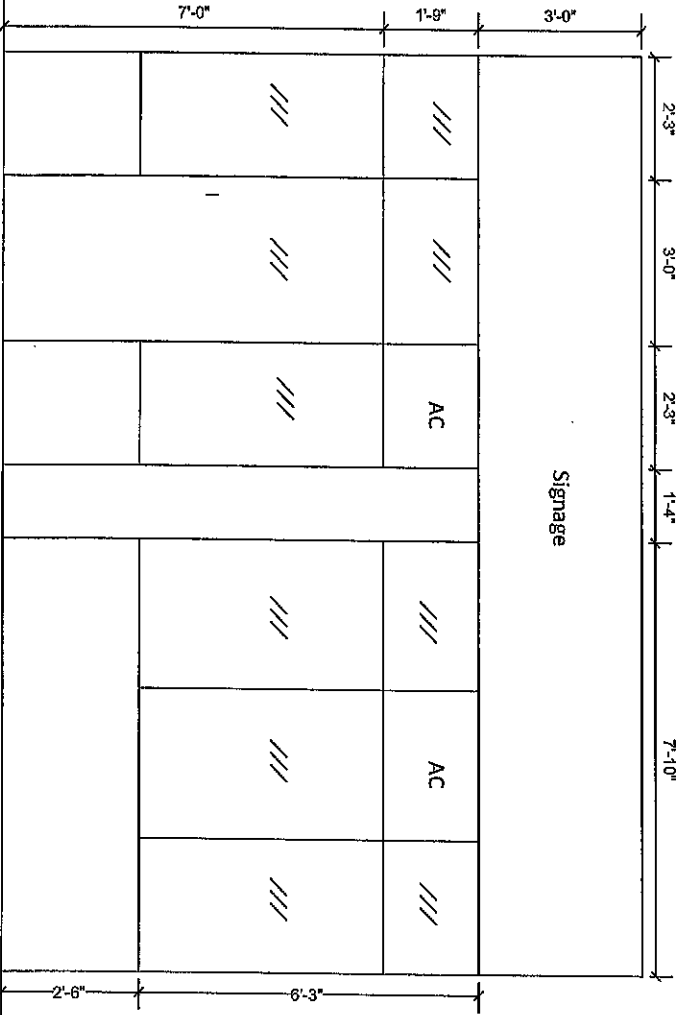
Dimes (wine, beer)

Hair Salon

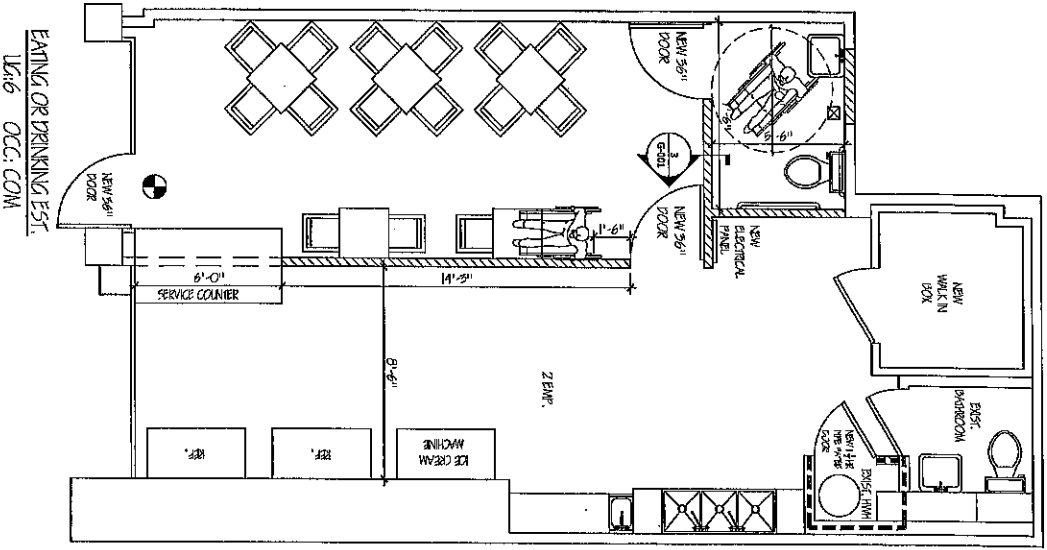
Fast Food

Hardware Store

Ming's Cafe (Food only)
Little Canal
26 Canal St.



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



EATING OR DRINKING EST.
 U.G.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

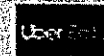
Mango
Watermelon
Rainbow
Cherry
Lemon
Pineapple
Strawberry
Chocolate
Cotton Candy
Blue Raz
Pink Lemonade
Swedish Fish
Coconut (cream ice)
Banana Fudge (cream ice)
Orange Creamsicle
(cream ice)
Hard Ice Drawn Flavors

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