

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

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

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

The following items and questionnaire package are due by date listed in email invite:

- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.

The following items are due by noon Friday before the meeting:

- 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:
<https://www1.nyc.gov/site/manhattancb3/resources/community-groups.page>
 (this is not required but strongly suggested if a relevant group exists)
- 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: July 31, 2024

Is location currently licensed? Yes No Type of license: OP-Tavern

If alteration, describe nature of alteration: _____

Previous or current use of the location: Bar

Corporation and trade name of current license: Ludwika Mickevicius dba Lucy's

APPLICANT:

Premise address: 135 Avenue A, New York, NY 10009

Cross streets: East 9th Street and St. Marks Place

Name of applicant and all principals: LUCYSNYC, LLC - applicant principals: Jonathan Neidich and Craig Atlas

Trade name (DBA): Lucy's

PREMISE: *Certificate of Occupancy Pending

Type of building and number of floors: Elevator apartments/miscellaneous; 2 floors - ground and basement

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

Yes No What is maximum NUMBER of people permitted 74

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): R7A, C1-5 commercial overlay

PROPOSED METHOD OF OPERATION:

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) 5PM - 4AM, Monday - Sunday (Same as current licensee)

No outdoor space

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? Yes No

If yes, please describe what type: _____

Number of indoor tables? 4 Total number of indoor seats? 30; 16 at tables, 14 at bar

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1 bar
22ft on ground floor. 14 seats.

*(A **stand-up bar** is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)*

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 _____

Various sandwiches and soups

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

Will a manager or principal always be on site? Yes No If yes, which? Manager and principals will alternate

How many employees will there be? 6

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

Will there be TVs/monitors? Yes No (If Yes, how many?) 1

Will premise have music? Yes No

If Yes, what type of music? Live musician DJs Streaming services/playlists

If other type, please describe Juke box

What will be the music volume? Background (conversational) Entertainment (live music venue level) Please describe your sound system: Sonos

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

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? N/A

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.") We will have a door person to ensure that there is no loitering, noise, or crowds, and there will be no wait lines.

Will there be security personnel? Yes No (If Yes, how many and when) 1 security personnel during all hours of operation

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. Applicant will train staff to ensure that noise volume is in compliance with all local laws and regulations.

Is sound proofing installed? Yes No Currently in the process of installing

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

Are there current plans to use the Open Restaurants program for the sale or consumption of alcoholic beverages outdoors? (includes roof & yard) Yes No If Yes, describe and show on diagram:

APPLICANT HISTORY: See rider attached

Has this corporation or any principal been licensed for sale of alcohol previously? Yes No

If yes, please indicate name of establishment: _____

Address: _____ Community Board # _____

Dates of operation: _____

Has any principal had work experience similar to the proposed business? Yes No If Yes, please attach explanation of experience or resume. Note: failure to disclose previous experience or information hampers the ability to evaluate this application.

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

Has any principal had SLA reports or action within the past 5 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? 40

How many On-Premise (OP) liquor licenses are within 500 feet? 16

Is the premise within 200 feet on the same street 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, but it is not required. 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 Bar/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 5PM - 4AM; Tue 5PM - 4AM; Wed 5PM - 4AM;
Thu 5PM - 4AM; Fri 5PM - 4AM; Sat 5PM - 4AM;
Sun 5PM - 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 (including Open Restaurants) OR
 I will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors
5. I will employ a doorman/security personnel: 1 security personnel - TBD
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 performances or televised sports.
- I will have a closed fixed façade with no open doors or windows except my entrance door, which 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 performances or televised sports.
8. I will not have DJs, live music, third-party promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ DJs per _____, more than _____ private parties per _____
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: Craig Atlas

Phone Number: (917) 502-2034

RIDER

LICENSE HISTORY FOR JONATHAN NEIDICH

ACTIVE LICENSES

Entity Name	Serial No.	Address	Dates of Operation
Rubys United LLC	1193959 Manhattan CB 2	121 W 10TH ST/18 20 GRNWCH AVE NEW YORK, NY 10011	3/5/2008 - Present
FRENCH 37 LLC	1339882 Manhattan CB 3	37 CANAL ST NEW YORK, NY 10002	5/17/2022-Present
LE BIRD LLC	1339876 Brooklyn CB 1	1 DUNHAM PL AKA 27 BROADWAY BROOKLYN, NY 11249	7/7/2022-Present

INACTIVE LICENSES

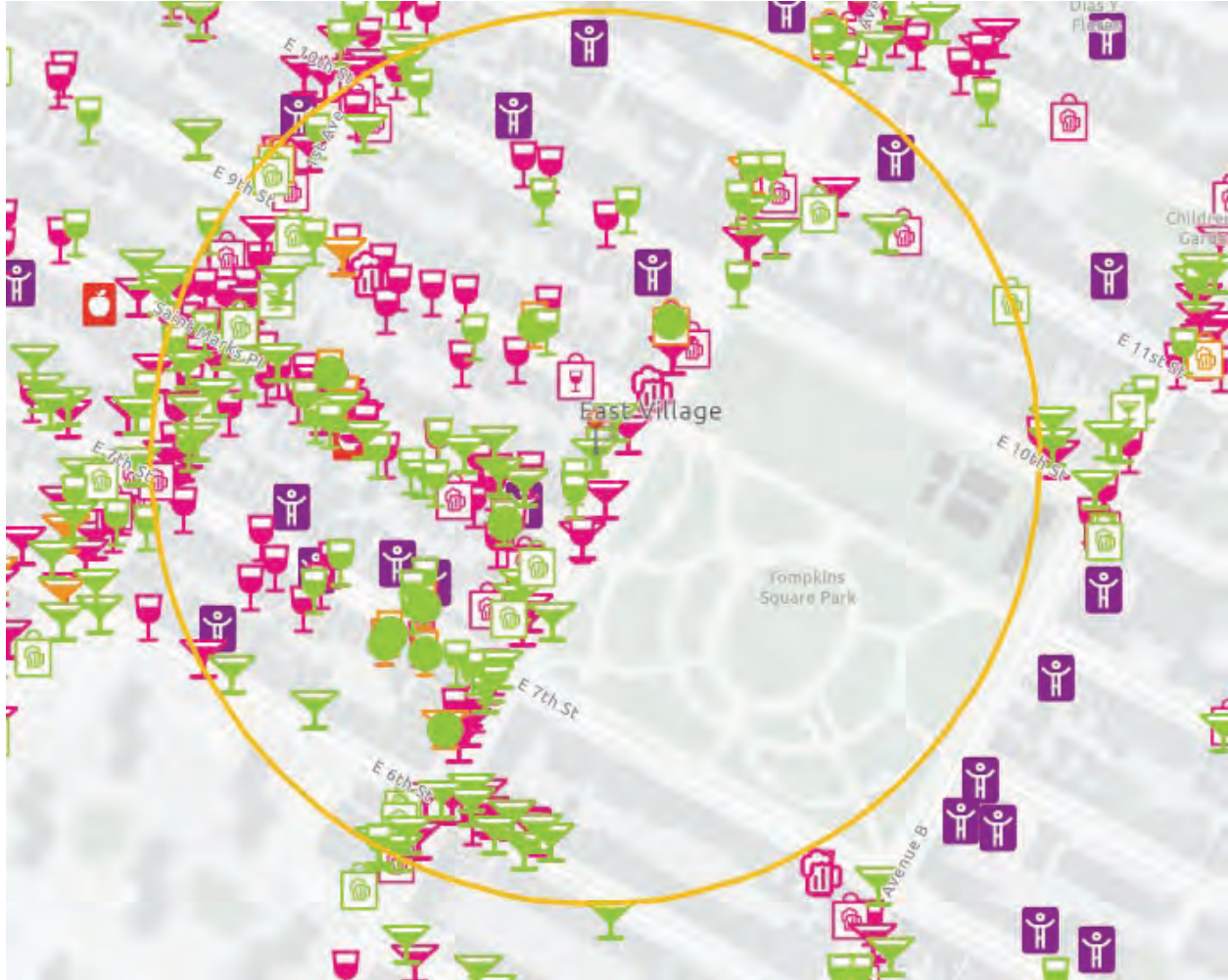
Entity Name	Serial No.	Address	Dates of Operation
143 Fulton Street Development Owner LLC & Good & Guys Hospitality Llc	1307730 Manhattan CB 1	26 ANN ST NEW YORK, NY 10038	1/19/2018-9/30/2020
SOUTH CENTRAL RESTAURANT LLC	1273321 Manhattan CB 3	151 ESSEX ST NEW YORK, NY 10002	8/28/2013 – 5/20/2022
80 Wythe LLC & JNF LLC	1257145 Brooklyn CB 1	80 WYTHE AVE BROOKLYN, NY 11211	2015 - 5/2022

PENDING APPLICATION

Entity Name	Application ID #	Address	Date Received by Authority
86 East 4th St Company LLC	NA-0370-24-113690 Manhattan CB 3	86 E. 4TH ST NEW YORK, NY 10003	4/17/2024

***Applicant principal Craig Atlas is also an applicant principal for 86 East 4th St Company LLC**

LUCYSNYC, LLC DBA LUCY'S – 135 AVENUE A, NEW YORK, NY 10009



FULL LIQUOR LICENSES WITHIN 500 FT:

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
LUDWIKA MICKEVICIUS License ID: 0370-24-101035 Legacy Serial No.: 6008952	*Business being purchased by applicant B 135 AVE A NEW YORK, NY 10009	26 ft
WISHBONE PRODUCTIONS INC License ID: 0370-24-106677 Legacy Serial No.: 6014701	B 141 AVENUE A AKA 442 E 9TH STREET NEW YORK, New York 10009	72 ft
241 ON ST MARKS CORP License ID: 0340-21-121032 Legacy Serial No.: 1337647	R 121 ST MARKS PL NEW YORK, New York 10009	147 ft
KING ME KONG LLC License ID: 0340-22-109058 Legacy Serial No.: 1310387	R 119 SAINT MARKS PL STORE #2 OR FRNT2 NEW YORK, New York 10009	184 ft
BAC 115 CORP License ID: 0340-23-133952 Legacy Serial No.: 1287332	R 115 ST MARKS PL STORE 1 NEW YORK, New York 10009	197 ft
CRIF DOGS ST MARKS LLC License ID: 0340-23-130584 Legacy Serial No.: 1333902	R 113 ST MARKS PL NEW YORK, New York 10009	244 ft

NONPLUSSED LEGERDEMAIN LLC License ID: 0340-22-107988 Legacy Serial No.: 1340150	R	119 AVENUE A NEW YORK, New York 10009	253 ft
ST DYMPCNAS LLC License ID: 0340-23-136761 Legacy Serial No.: 1316327	R	117 AVENUE A NEW YORK, New York 10009	278 ft
TOZZER LTD License ID: 0340-23-130815 Legacy Serial No.: 1053133	R	112 AVENUE A NEW YORK, New York 10009	281 ft
118 RESTAURANT LLC License ID: 0340-23-138322 Legacy Serial No.: 1322976	R	118 SAINT MARKS PL NEW YORK, New York 10009	314 ft
YUCA BAR & RESTAURANT INC License ID: 0340-23-132528 Legacy Serial No.: 1142126	R	111 AVENUE A EAST 7TH STREET NEW YORK, New York 10009	389 ft
SADA THREE LLC License ID: 0340-22-111058 Legacy Serial No.: 1280002	R	132 ST MARKS PL NEW YORK, New York 10009	412 ft
SEVEN A CAFE INC License ID: 0340-21-117831 Legacy Serial No.: 1024665	R	130 E 7TH STREET AKA 109 AVENUE A NEW YORK, New York 10009	417 ft
LE MIU CORP License ID: 0340-22-106348 Legacy Serial No.: 1169576	R	107 AVE A 6TH & 7TH STREET NEW YORK, New York 10009	436 ft
BUA NEW YORK LLC License ID: 0340-23-134421 Legacy Serial No.: 1154910	R	122 SAINT MARKS PLACE NEW YORK, New York 10009	460 ft
A10TH KITCHEN GROUP INC License ID: 0340-22-105259 Legacy Serial No.: 1326371	R	162 AVENUE A NEW YORK, New York 10009	472 ft
PATTY MC CARTHYS INC License ID: 0340-23-131650 Legacy Serial No.: 1024662	R	169 AVENUE A NEW YORK, New York 10009	483 ft

LUCYSNYC, LLC

135 Avenue A
New York, NY 10009

Block Plot Diagram

East Ninth Street



St. Marks Place

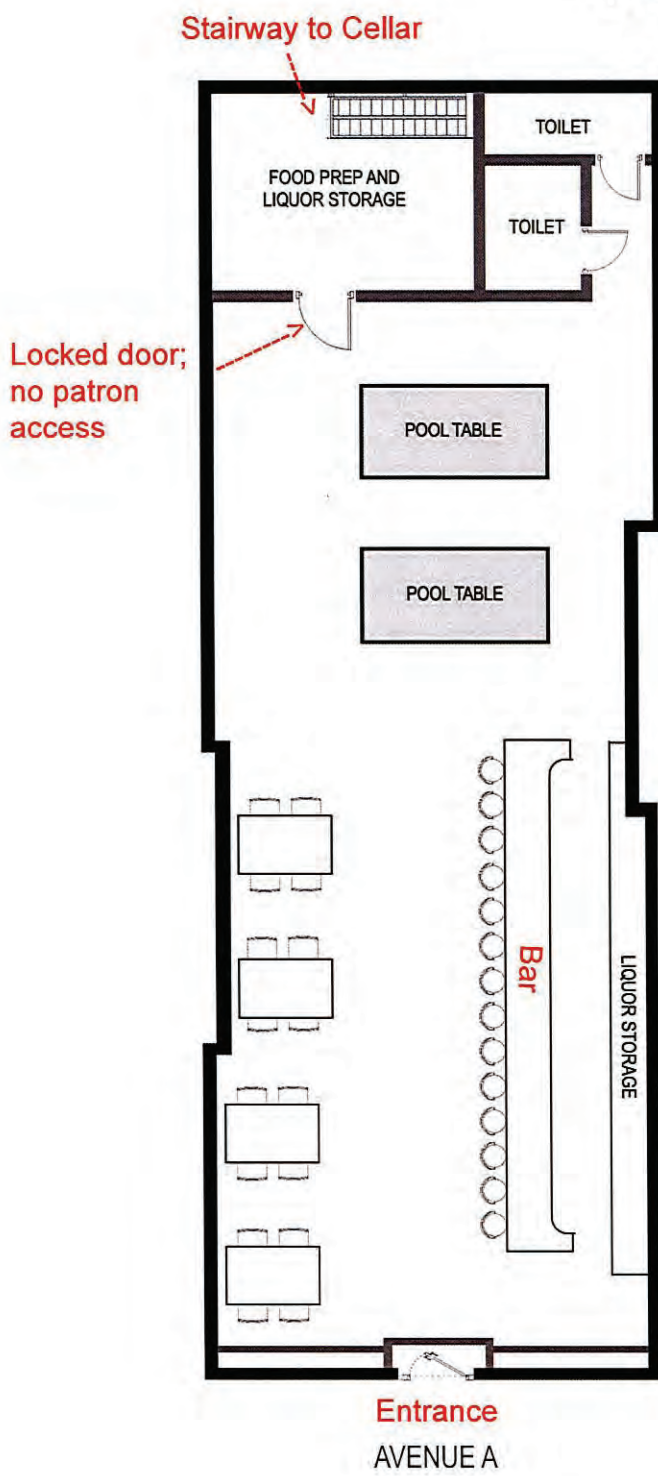
East Ninth Street



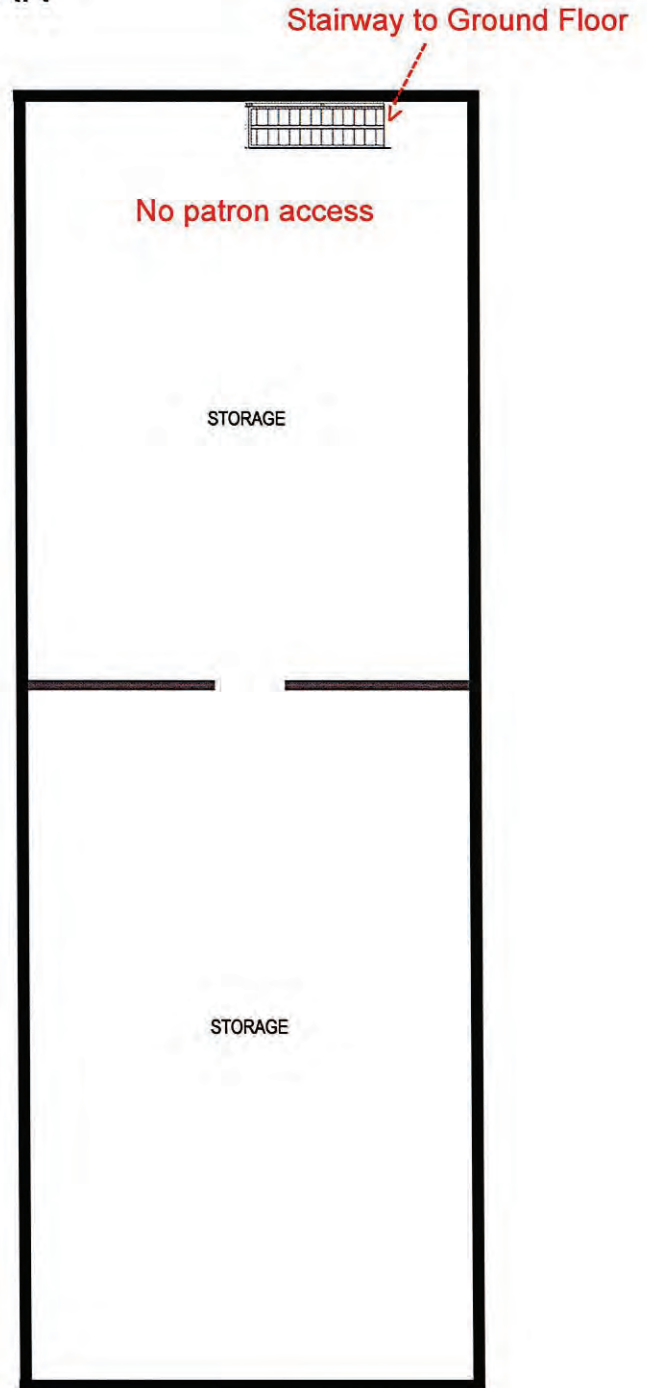
St. Marks Place

Avenue A

LUCY'S: 135 AVENUE A FLOOR PLAN



GROUND FLOOR
950 sq ft



CELLAR LEVEL
960 sq ft

LUCY'S

SOUP \$10

Chicken Noodle
chicken breast, egg noodles, carrot, celery

SANDWICHES \$14

Caprese
mozzarella, tomato, basil, balsamic

Croque Monsieur
ham, butter, cheese

BLT
thick cut bacon, lettuce, tomato, mayo

Turkey Club
turkey breast, lettuce, tomato, bacon

Banh Mi
pork pate, pickles, cilantro

COCKTAILS \$16

Martini
gin, dry vermouth

Cosmopolitan
citrus vodka, cranberry, orange liqueur

Old Fashioned
bourbon, bitters, sugar

Manhattan
rye, sweet vermouth, bitters

Margarita
tequila, orange liqueur, lime

Moscow Mule
vodka, ginger, lime

BEERS \$6

Peroni
Miller High Life

WINE \$14

White
Red
Sparkling
Rose



Eleanor Shotton <eleanor@pb.law>

Lucy's Bar

1 message

Jon Neidich <jon@goldenagehospitality.com>
To: 9a1blockassociation@gmail.com
Bcc: eleanor@pb.law

Thu, Jul 25, 2024 at 4:26 PM

Hi Judith, Hi Kate,

My name is Jon Neidich, and I head up Golden Age Hospitality, a bar/restaurant group in New York City. We own and operate several properties downtown, including Le Dive (on the Lower East Side), The Happiest Hour (in the West Village), and Deux Chats (in Brooklyn). We're currently in the process of applying for an asset transfer of a liquor license (under the applicant name LUCYSNYC LLC) for the bar Lucy's at [135 Ave A](#). The bar has been owned and operated by Ludwika "Lucy" Mikevicius since 1980.

While we are taking over the operation of the bar, our involvement is solely premised on preserving an East Village institution: Lucy herself will very much still be a part of this project (and will still be behind the bar!). We will not be changing the concept or design of the space (we will be adding some soundproofing in the ceiling and an ADA bathroom). We will continue with the same hours of operation as Lucy's (Monday-Sunday, 5 pm-4 am), and in terms of music, we will just be playing background recorded music.

As is the case with all of our spaces, it's super important for me to establish and maintain the best relations with our neighbors. I would love the opportunity to grab a coffee, introduce myself, and discuss the project further. Let me know at your convenience.

Please know that my team and I will be attending the August Community Board meeting on 8/19/24.

Thank you for your attention, and I look forward to hearing from you.

Best,
Jon

--



Jon Neidich
CEO

—

The Nines | Acme | Le Dive | Deux Chats | The Happiest Hour



Eleanor Shotton <eleanor@pb.law>

Lucy's Bar

1 message

Jon Neidich <jon@goldenagehospitality.com>

Thu, Jul 25, 2024 at 4:29 PM

To: goodpoet@verizon.net

Bcc: eleanor@pb.law

Hi Dale, Hi Andrew,

My name is Jon Neidich, and I head up Golden Age Hospitality, a bar/restaurant group in New York City. We own and operate several properties downtown, including Le Dive (on the Lower East Side), The Happiest Hour (in the West Village), and Deux Chats (in Brooklyn). We're currently in the process of applying for an asset transfer of a liquor license (under the applicant name LUCYSNYC LLC) for the bar Lucy's at [135 Ave A](#). The bar has been owned and operated by Ludwika "Lucy" Mikevicius since 1980.

While we are taking over the operation of the bar, our involvement is solely premised on preserving an East Village institution: Lucy herself will very much still be a part of this project (and will still be behind the bar!). We will not be changing the concept or design of the space (we will be adding some soundproofing in the ceiling and an ADA bathroom). We will continue with the same hours of operation as Lucy's (Monday-Sunday, 5 pm-4 am), and in terms of music, we will just be playing background recorded music.

As is the case with all of our spaces, it's super important for me to establish and maintain the best relations with our neighbors. I would love the opportunity to grab a coffee, introduce myself, and discuss the project further. Let me know at your convenience.

Please know that my team and I will be attending the August Community Board meeting on 8/19/24.

Thank you for your attention, and I look forward to hearing from you.

Best,
Jon

--



Jon Neidich
CEO

—

[The Nines](#) | [Acme](#) | [Le Dive](#) | [Deux Chats](#) | [The Happiest Hour](#)



Eleanor Shotton <eleanor@pb.law>

Lucy's Bar

1 message

Jon Neidich <jon@goldenagehospitality.com>

Thu, Jul 25, 2024 at 4:31 PM

To: info@evccnyc.org

Bcc: eleanor@pb.law

Hi Laura,

My name is Jon Neidich, and I head up Golden Age Hospitality, a bar/restaurant group in New York City. We own and operate several properties downtown, including Le Dive (on the Lower East Side), The Happiest Hour (in the West Village), and Deux Chats (in Brooklyn). We're currently in the process of applying for an asset transfer of a liquor license (under the applicant name LUCYSNYC LLC) for the bar Lucy's at [135 Ave A](#). The bar has been owned and operated by Ludwika "Lucy" Mikevicius since 1980.

While we are taking over the operation of the bar, our involvement is solely premised on preserving an East Village institution: Lucy herself will very much still be a part of this project (and will still be behind the bar!). We will not be changing the concept or design of the space (we will be adding some soundproofing in the ceiling and an ADA bathroom). We will continue with the same hours of operation as Lucy's (Monday-Sunday, 5 pm-4 am), and in terms of music, we will just be playing background recorded music.

As is the case with all of our spaces, it's super important for me to establish and maintain the best relations with our neighbors. I would love the opportunity to grab a coffee, introduce myself, and discuss the project further. Let me know at your convenience.

Please know that my team and I will be attending the August Community Board meeting on 8/19/24.

Thank you for your attention, and I look forward to hearing from you.

Best,
Jon

--



Jon Neidich
CEO

—

[The Nines](#) | [Acme](#) | [Le Dive](#) | [Deux Chats](#) | [The Happiest Hour](#)