



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: 10-18-2024

Is location currently licensed? ☒ Yes ☐ No    Type of license: RW341

If alteration, describe nature of alteration: Opened wall to create bar area.

Previous or current use of the location: Restaurant and bar.

Corporation and trade name of current license: Parkside 3 NYC, LLC D/B/A Two Bridges Lunch

**APPLICANT:**

Premise address: 135 Division Street, New York, NY 10003

Cross streets: Ludlow/Division Streets

Name of applicant and all principals: Steven Trigoboff

Trade name (DBA): Two Bridges Lunch

**PREMISE:**

Type of building and number of floors: Condo 5 stories

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 33

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): C - class

**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) Monday - Sunday 3PM - 3AM

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? 10 Total number of indoor seats? 20

How many stand-up bars/bar seats are located on the premise (number, length, and location) 1  
4 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 \_\_\_\_\_  
See attachment.

What are the hours the kitchen will be open? 3PM - 3AM

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

How many employees will there be? 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?) 1 (East facing)

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 - acoustic music.

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

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

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.") <sup>The Principal will</sup> \_\_\_\_\_  
be responsible for vehicular and human traffic.

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. Front doors will be closed before 10PM.

Is sound proofing installed? ☐ Yes ☐ No

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:

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

If yes, please indicate name of establishment: Continental Divide and Two Bridges Lunch

Address: 135 Division St. Community Board # 3

Dates of operation: 11/7/2023 - present

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? 5

How many On-Premise (OP) liquor licenses are within 500 feet? 18

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 pub \_\_\_\_\_,

☐ 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 3 PM - 3 AM; Tue 3 PM - 3 AM; Wed 3 PM - 3 AM;

Thu 3 PM - 3 AM; Fri 3 PM - 3 AM; Sat 3 PM - 3 AM;

Sun 3 PM - 3 AM. (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: \_\_\_\_\_

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: Steven Trig

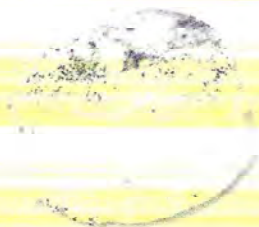
Phone Number: 917-331-2265

## TASK OR TITLE

## MAKE A LIST

Corp	DBA	Serial Number	Type	Violations	Amount
Parkside 3	Two Bridges Lunch	Note			
KSS Wine	Parcelle	1340567	On Premise Wine	\$3,000	8/11/2023
Yee Fung Corp	Wedding Banquet Liquor	1257056	Off Premise Wine	\$2,625	
Plan A Group	Forget Me Know	1261297	On Premise Liquor	\$500	Bond
Two Witches	Dimes	1274190	On Premise Wine		
Bacaro NYC	Bacaro	1167961	On Premise Liquor		
KSS Wine	Parcelle Wine	6029294	Temp		
Division Grill	Gangnam Korean BBQ & Hotpot	6022209	On Premise Wine		
French 37	Le Dive	1339882	On Premise Liquor		
35 Canal Café	Clandestino Café and Bar	6007664	On Premise Liquor		
Kings Palace	Cervo's	1301225	On Premise Liquor		
Crispy Duck & Nice Wine	TOLO	6013202	On Premise Wine		
Sgrill Plan A Group	Kiki's Grill & Rotisserie	1318044	On Premise Wine		
Coffeemen's	Little Canal	1333959	On Premise Liquor		
Chinatown Greek Food	Kiki's	1317642	On Premise Wine		
Dimes Big Time	Dime's	1283328	On Premise Liquor		
Raise Hospitality	Jajaja	1295240	On Premise Liquor		
Metrograph	Metrograph	1295240	On Premise Liquor		
Pramukh 345	Canal's Smoke	1308106	Off Premise Beer		
Shan Fu Store	Shan Fu	1300809	Off Premise Beer		
Noodle Investors	Shabu Shabu Maguman	1311678	On Premise Wine		
Five Dude	Shhh Omakase	6038091	Temp		
Orchard St Restaurant	LLC	1321457	On Premise Liquor		
Orchard St Hotel	Nine Orchard Hotel	1321457	On Premise Liquor		
Dulce Ranger	Carlota	6039802	Temp		
Sweet Ranger	Lead Belly	6018129	On Premise Liquor		
Tin Duc Food Market	Tin Duc Market	1018874	Off Premise Beer	\$3,000	
Asoko Group	Asoko Group	6034075	Temp		
Swat Productions	Up Stairs Bar	6002205	On Premise Liquor		
Treasure Club Int	Treasure Club	6038907	On Premise Liquor		

Corp	DBA	Serial Number	Type	Violations	Amount
Wu's Wonton King	Wu Wonton King	1291646	On Premise Wine		
Orchard 17	Mictan Mexico	1336756	On Premise Liquor		
Scarr Pinintel	Pinintel	1368757	Temp		
Café 169	169 Bar	6010626	On Premise Liquor		
Segundo Management	Segundo Mgmt	1340817	On Premise Liquor		



**H&H  
BAGELS**  
w Lox,  
Cream Cheese,  
Whitefish Salad,  
Butter, Tofu

### Delicious Soups

### WHITE CASTLE SLIDERS

**Great  
Beer & Wine  
Selection!**

### TV DINNER DU JOUR!

**SOFT SERVE**  
Cones or Cups  
Milkshakes/Maltes  
Sundaes

### Crustless Quiche Lorraine

Plain, Poppy, Sesame, Cinnamon Raisin, Everything

#### Amazing Sandwiches

Plain.....	\$2.00
Butter.....	\$3.50
Cream Cheese.....	\$4.00
Vegan "Cream Cheese".....	\$5.00
Cream Cheese with Scallion.....	\$5.50
Vegetable Cream Cheese.....	\$5.50
Lox & Cream Cheese Spread.....	\$7.00
Tomatoes, Onions or Capers \$1 extra	

#### Delish Salads (w or w/o Dressing)

Egg Salad.....	\$8.00
Tuna Salad.....	\$10.00
Chicken Salad.....	\$10.00
Seafood Salad.....	\$12.00
Includes Arugula & Tomato	

#### Pancake Munchies

Loxshml.....	\$14.00
None, Cream Cheese, Capers, & Red Onions	
Best of Both Worlds.....	\$16.00
None, Whitefish Salad, Dill, Red Onions, Capers, Lemon	
Garden Variety.....	\$12.00
Vegan "Cream Cheese," Tomato, Red Onion, Lemon Juice, Salt & Pepper, Dill	
Wild Alaska.....	\$15.00
Salmon Roe, Lox and Cream Cheese Spread & Dill	
L.E.S. is More.....	\$14.00
Whitefish Salad, Cream Cheese, Red Onions	

#### White Lassi

Cheeseburger.....	\$2.00
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Stouffers.....	\$14.00
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#### Hot Soup du Jour (served in Winter)

Soup of the Day.....	\$7.00
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Cone or Cup.....	\$4.00
Kiddle.....	\$4.00
Waffle Cone.....	\$1.00
Topplings.....	\$1.00
Milkshake.....	\$7.00
Malted.....	\$8.00
Sundae.....	\$8.00
The Classic (Soft Serve, Crushed Peanuts, Caramel Syrup, Whipped Cream)	

Soda.....	\$2.00
Or: Brownie - Cream, Black Cherry, Diet Cream, Diet Black Cherry	
Orange Juice.....	\$3.00
Spring Water.....	\$2.00