

HELBRAUN || LEVEY

LITTLE LUCKY'S LLC

224 LAFAYETTE STREET
NEW YORK, NY 10012

MANHATTAN COMMUNITY BOARD 2

David Gruber, *Chair*
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Antony Wong, *Treasurer*
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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

COMMUNITY BOARD 2 APPLICATION FOR A LIQUOR LICENSE

Please fill out this questionnaire and return to the Community Board 2 office by fax or mail to arrive at least **5 business days** before the Committee meeting. In addition, bring **10 copies plus supporting material requested** to the SLA committee meeting.

Failure to complete and return the questionnaire and supporting materials on time will result in your item being removed from the agenda.

Failure to provide a completed questionnaire or failure to present before CB2 will result in notifying the State Liquor Authority (SLA) of your noncompliance with the community review process.

If you need to reschedule, please notify the Community Board 2 office no later than the Friday prior to the following months meeting. Speak to Florence Arenas at the Board Office. **A maximum of 1 layover request will be granted per application. Failure to reappear without notification will result in a recommendation to deny this application.**

The following supporting materials are **required** for this application:

1. A list of all other licensed premises within 500 ft. of this location including Beer and Wine.
2. Floor plans of the premise, including all tables and chairs and kitchen lay out to be licensed. Please also include any schematics for sidewalk café, backyard garden space and/or rooftop areas if applicable.
3. Provide any plans filed or to be filed with the Buildings Department.
4. Proposed menu, if applicable.
5. Certificate of Occupancy or Letter of No Objection for the premises.
6. Letter of Understanding or Letter of Intent from the Landlord.
7. Provide proof of community outreach with signatures or letters from Residential Tenants at location and from surrounding buildings. (i.e. a letter from the neighborhood block association or petition in support.)
8. A copy of your NYS Liquor Authority application as it will be submitted to the SLA. (excluding financial information)

APPLICANT INFORMATION:

Name of applicant(s):
LITTLE LUCKYS LLC

Trade name (DBA):
PENDING

Premises address:
224 LAFAYETTE STREET

Cross Streets and other addresses used for building/premise:

SPRING AND KENMARE STREETS

CONTACT INFORMATION:

Principal(s) Name(s):

GENE MONTESANO, HERB SIMON, JAMES ARGYROPOULOS, NICHOLAS ARGYROPOULOS, SARAH SIMON, KENICHI OSAWA

Office or Home Address:

City, State, Zip:

Telephone #:

email :

Landlord Name / Contact:

1235 5TH STREET LLC

Landlord's Telephone and Fax: 310-319-1966

NAMES OF ALL PRINCIPAL(s):

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

GENE MONTESSANO

LUCKY'S - Montecito, CA & Malibu, CA

HERB SIMON

JAMES & NICHOLAS ARGYROPOULOS

SARAH SIMON KENICHI OSAWA

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

WE ARE AN AN ICONIC MALIBU STEAKHOUSE, THAT IS BRINGING THEIR CONCEPT TO ANOTHER LOCATION IN NEW YORK CITY.

WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR (MARK ALL THAT APPLY):

- a new liquor license (___ Restaurant ___ Tavern / On premise liquor ___ Other)
- an UPGRADE of an existing Liquor License
- an ALTERATION of an existing Liquor License
- a TRANSFER of an existing Liquor License
- a HOTEL Liquor License
- a DCA CABARET License
- a CATERING / CABARET Liquor License
- a BEER and WINE License
- a RENEWAL of an existing Liquor License
- an OFF-PREMISE License (retail)
- OTHER : _____

If upgrade, alteration, or transfer, please describe specific nature of changes:
(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

N/A

If this is for a new application, please list previous use of location for the last 5 years:

PREVIOUSLY USED AS A RESTAURANT, "JACK'S WIFE FREDA".

Is any license under the ABC Law currently active at this location? ___ yes ___ no

If yes, what is the name of current / previous licensee, license # and expiration date: _____
PREVIOUSLY LICENSED AS MOLLY PICON LLC, SN 1268274, NOW INACTIVE.

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?
___ yes ___ no

If yes, please list DBA names and dates of operation:

N/A

PREMISES:

By what right does the applicant have possession of the premises?

Own Lease Sub-lease Binding Contract to acquire real property other: _____

Type of Building: Residential Commercial Mixed (Res/Com) Other: _____

Number of floor: 6 Year Built : 1900

Describe neighboring buildings:

MIXED-USE COMMERCIAL AND RESIDENTIAL

Zoning Designation: M1-5/R7D

Zoning Overlay or Special Designation (applicable) SNX

Block and Lot Number: 482 / 24

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor? yes no

Is the premise located in a historic district? yes no

(if yes, have all exterior changes or changes governed by the Landmarks Preservation Commission (LPC) been approved by the LPC? yes no, please explain : _____

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space) no yes : explain _____

What is the proposed Occupancy? 74

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

no yes

If yes, what is the maximum occupancy for the premises? 74

If yes, what is the use group for the premises? 6

If yes, is proposed occupancy permitted? yes no, explain : _____

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit? yes no *N/A

Do you plan to file for changes to the Certificate of Occupancy? yes no
(if yes, please provide copy of application to the NYC DOB)

Will the façade or signage be changed from what currently exist at the premise? no yes

(if yes, please describe: _____

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 910 SQUAREFEET

If more than one floor, please specify square footage by floors: GROUND FLOOR ONLY

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?
SIDEWALK CAFE THROUGH DOT OPEN RESTAURANTS; SEE ATTACHED QUESTIONNAIRE

If more than one floor, what is the access between floors? N/A

How many entrances are there? 1 How many exits? 1 How many bathrooms ? 2

Is there access to other parts of the building? no yes, explain: _____

OVERALL SEATING INFORMATION:

Total number of tables? 11 Total table seats? 32

Total number of bars? 1 Total bar seats? 13

Total number of "other" seats? 16 please explain : 8 SIDEWALKCAFETABLES:16 SEATS

Total OVERALL number of seats in Premises : 45 (INTERIOR) + 16 (OUTSIDE-SIDEWALK)

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 13

How many service bars are being applied for on the premises? 0

Any food counters? no yes, describe : _____

For Alterations and Upgrades:

Please describe all current and existing bars / bar seats and specific changes: N/A

* A stand-up bar is any bar or counter (whether seating or not) over which a member of the public can order, pay for and receive food and alcoholic beverages.

PROPOSED METHOD OF OPERATION:

What type of establishment will this be? (check all that apply)

Bar Bar & Food Restaurant Club/ Cabaret Hotel Other: _____

What are the Hours of Operation?

Sunday: 10AM to 10PM Monday: 10AM to 12AM Tuesday: 10AM to 12AM Wednesday: 10AM to 12AM Thursday: 10AM to 12AM Friday: 10AM to 12AM Saturday: 10AM to 12AM

Will the business employ a manager? no yes, name / experience if known: KENICHI OSAWA

Will there be security personnel? no yes (if yes, what nights and how many?) _____

Do you have or plan to install French doors, accordion doors or windows that open? no yes

If yes, please describe: _____

Will you have TV's? no yes (how many?) _____

Type of MUSIC / ENTERTAINMENT: Live Music Live DJ Juke Box Ipod / CDs none

Expected Volume level: Background (quiet) Entertainment level Amplified Music
(check all that apply)

Do you have or plan to install soundproofing? no yes

IF YES, will you be using a professional sound engineer? N/A

Please describe your sound system and sound proofing: _____

Will you be permitting: promoted events scheduled performances outside promoters

any events at which a cover fee is charged? private parties (ON OCCASSION)

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? no yes (if yes, please attach plans)

Will you be utilizing ropes movable barriers other outside equipment (describe) _____

Are your premises within 200 feet of any school, church or place of worship? no yes

If there is a school, church or place of worship within 200 feet of your premises or on the same block, please submit a block plot diagram or area map showing its' location in proximity to your applicant premises (no larger than 8 1/2 " x 11").

Indicate the distance in feet from the proposed premise:

Name of School / Church: (N/A)

Address: _____ Distance: _____

Name of School / Church: _____

Regarding Plan to Manage Cleanliness and Foot Traffic on Sidewalk:

- No smoking will be allowed in front of premise
- No lines will be formed outside
- Owner/manager will ensure that deliveries occur quickly and efficiently to prevent congestion. Boxes are not left sitting at the curb, brought straight in to premise.
- If trash is not picked up in a timely manner, staff will bring trash bags/debris back into premise until pickup can occur.
- Will use garbage bags that will not allow liquids to spill out onto the sidewalk.
- Sidewalk space will be swept and kept clean of food waste and debris throughout the shift and upon closing.
- The business is a short walk from multiple subway and bus routes and the majority of their guests arrive on foot, public transportation or taxi.

Regarding Plan to Manage Vehicular Traffic

- The applicant does not expect that this will be an issue given the character of their proposed establishment and the small size of it. To ensure that this does not become an issue, all staff will be instructed to monitor the sidewalk and curb area to dispel groupings of people and keep the sidewalk clear. These applicants have an existing restaurant. They have proven effective at maintaining order outside the establishment their and would employ the same techniques here.

Address: (N/A) _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: _____ Phone: _____

Address: _____

Email : _____

Application submitted on
behalf of the applicant by:

Signature

Print or Type Name HEATHERKIRK

Title REPRESENTATIVE

Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



Community Board 2, Manhattan
SLA Licensing Committee
Carter Booth, Co-Chair
Robert Ely, Co-Chair

Jeanine Kicly, Chair
Susan Kent, First Vice Chair
Valerie De La Rosa, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Eugene Yoo, Secretary
Ritu Chattree, Assistant Secretary

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

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COMMUNITY BOARD 2 APPLICATION FOR A STATE LIQUOR AUTHORITY LICENSE ADDENDUM FOR OUTDOOR SEATING

For a Liquor License Application that includes any outdoor areas, please complete the following:

- Submit a diagram of outdoor seating indicating length and width of area(s) and location of all tables and chairs. Include all obstructions (trees, fire hydrants, proximity to bus stops, bike racks, signs, etc.).
- Submit photos of the premises where the sidewalk café and/or roadbed will be located. Required photos show one frontal, one left and one right side view of proposed sidewalk café and/or roadbed.
 - Photos must show complete sidewalk and/or roadway area where sidewalk café and/or roadbed will be including views to curb and neighboring properties.
 - If seating is in a rear yard show photos of yard and surrounding area, including upper view of adjacent buildings.

Sidewalk café will have no more than (If premises is located on a corner please indicate for both streets):

8 tables and 16 seats on LAFAYETTE ST Street

_____ tables and _____ seats on _____ Street

Hours of sidewalk café: 10AM to 10PM .

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): NONE

Roadbed will have no more than (If premises is located on a corner please indicate for both streets):

N/A _____ tables and _____ seats on _____ Street

_____ tables and _____ seats on _____ Street

Hours of roadbed: _____ to _____ .

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): _____

N/A **Rear yard** will have no more than _____ tables and _____ seats

Hours of rear yard: _____ to _____ .

Does seating extend beyond the business frontage? No Yes

Will outdoor dining structures **on the sidewalk** be enclosed on three (3) or more sides? No Yes

Will outdoor dining structures **on the roadbed** be enclosed on three (3) or more sides? No Yes

Is there any outdoor music, speakers or TVs? No Yes, please describe: _____

Will heating elements be used? No Yes, please describe: TBD; WILL FOLLOW DOT GUIDANCE

LITTLE LUCKY'S

STEAKS / CHOPS / SEAFOOD

◆ SEAFOOD APPETIZERS ◆

Giant Shrimp Cocktail	\$34
Fried Calamari	\$25
served with two sauces	
Crab Cocktail.....	\$MP

◆ WARM APPETIZERS ◆

French Onion Soup Gratinée	\$18
Matzo Ball Soup.....	\$18
Macaroni and Cheese	\$15
Lucky's Chili.....	\$20
with red onion, sour cream, cheddar cheese	
served with cornbread	
Grilled Artichoke	\$19
(also available steamed or chilled)	

◆ SALADS ◆

Lucky's Salad.....	\$28
Roquefort, shrimp, bacon, green beans,	
avocado, romaine, tomato, roasted peppers	
Chopped Salad.....	\$26
arugula, radicchio, shrimp, prosciutto,	
cannelini beans, onions, tomato	
Prosciutto Di Parma	\$24
roasted peppers and arugula	
Burrata Imported Puglia	\$25
with tomato, arugula	
Caesar Salad.....	\$16
with grilled chicken breast	\$28
Ripe Tomato and Sweet Onions.....	\$15
Mixed Farm Greens.....	\$16
with diced tomato	
Jimmy the Greek Salad with Feta.....	\$20
Wedge of Iceberg	\$18
with Roquefort or thousand island	
Arugula, Radicchio, Belgian Endive	\$18
Reggiano parmesan, balsamic vinaigrette	
Sliced Steak Salad 6oz	\$38
radicchio, Belgian endive, sautéed onions	

◆ PLATS DU JOUR ◆

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
CHICKEN POT PIE WITH MORELS	CHICKEN PARMESAN San Marzano Sauce Broccolini	MARKET STREET MEATLOAF Spinach & Mashed Potatoes	FETTUCCHINI BOLOGNESE Classic Meat Sauce	CHICKEN PICATTA Spinach & Mashed Potatoes
\$45	\$46	\$45	\$44	\$46

◆ STEAKS AND CHOPS ◆

Filet Mignon 10oz	\$81
Petit Filet 7oz.....	\$61
New York Strip Steak 14oz.....	\$79
Bone-In Rib Chop 20oz	\$120
sliced	
Paulie's Lamb Chops	\$79
Baby Back Ribs	\$44
available sauces	
Cognac Peppercorn Sauce - Bearnaise -	
Red Wine - Shallot Sauce - Maitre d'Butter -	
Ragout of Mushrooms - Tomato and Herbs -	
- Hollandaise - Truffle Butter \$15	

◆ STEAK SPECIALS ◆

New York Pepper Steak 14oz	\$80
with cognac peppercorn cream sauce	
Filet Mignon Pepper Steak 10oz	\$82
with cognac peppercorn cream sauce	
New York Strip Steak 14oz	\$90
with Roquefort	
Gene's Filet Mignon 12oz.....	\$5
with Red Wine-Shallot Sauce, horseradish	
Surf and Turf	\$MP

◆ POTATOES ◆

Hashed Browns	\$15
with gruyere cheese	\$18
Baked Idaho Russet Potato	\$15
Lucky's French Fried Potatoes.....	\$15
Mashed Potatoes.....	\$15
Herbie's Potato Skins.....	\$16
with sour cream & chives	
Sweet Potato Fries	\$16
Jacklyn's Truffle Fries	\$22

◆ SANDWICHES AND BURGERS ◆

All Sandwiches Come With French Fries

Lucky's Philly Cheesesteak	\$29
8oz NY Strip with bell peppers, mushrooms,	
onions, provolone	
Lucky's Burger 8oz.....	\$28
served on a soft bun with choice of cheese	
Impossible Burger 8oz	\$24

◆ CHICKEN, SEAFOOD, VEGGIES ◆

Pan Roasted Half Chicken	\$40
semi-boneless with lemon herb au jus	
Charred Rare Tuna	\$49
Japanese vinaigrette, green onions,	
Shiitake mushrooms, spinach	
King Salmon	\$44
grilled, steamed or blackened	
Sautéed Sand Dabs, Meuniere	\$38
Sautéed Tofu	\$24
Japanese vinaigrette, green onions	
Shiitake mushrooms, spinach.	
Lobster Tail	\$MP
Dover Sole, Meuniere	\$MP

◆ SIDE ORDERS ◆

Skinny Onion Rings	\$16
Creamed Spinach	\$16
Sautéed Mushrooms	\$18
Fresh Creamed Corn.....	\$16
Broccolini	\$18
Spinach	\$16
sautéed or steamed	
Vegetable of the Day	\$16



HELBRAUN | LEVEY





LITTLE LUCKY'S

PRELIMINARY ESTIMATE & SCHEDULE EVALUATION



Furnishing Concept

LUCKY'S SOHO SYEAK HOUSE

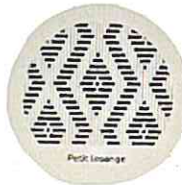
DINING ROOM CHAIR



BAR STOOL



BENCH



Petit losange



Damier 22 carré



Cream



Brown

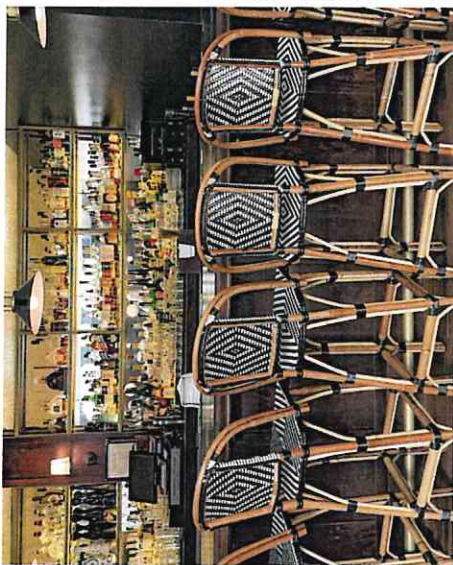
MOTIF FOR CHAIRS

COLOR COMBINATIONS



POSSIBLE MURALS

INSPIRATION



KCC
INTERIORS

PALETTE STUDY



STONE COUNTERS



WOOD FLOOR WITH TILE INLAY



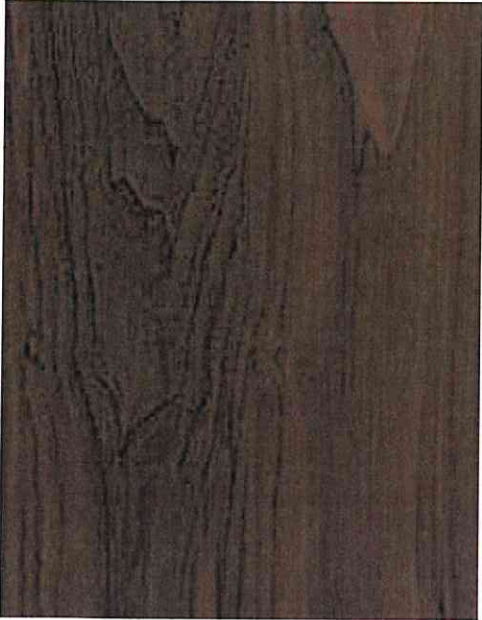
ACCENT LIGHTING



WALL MURALS



REEDED GLASS



WOOD MILLWORK



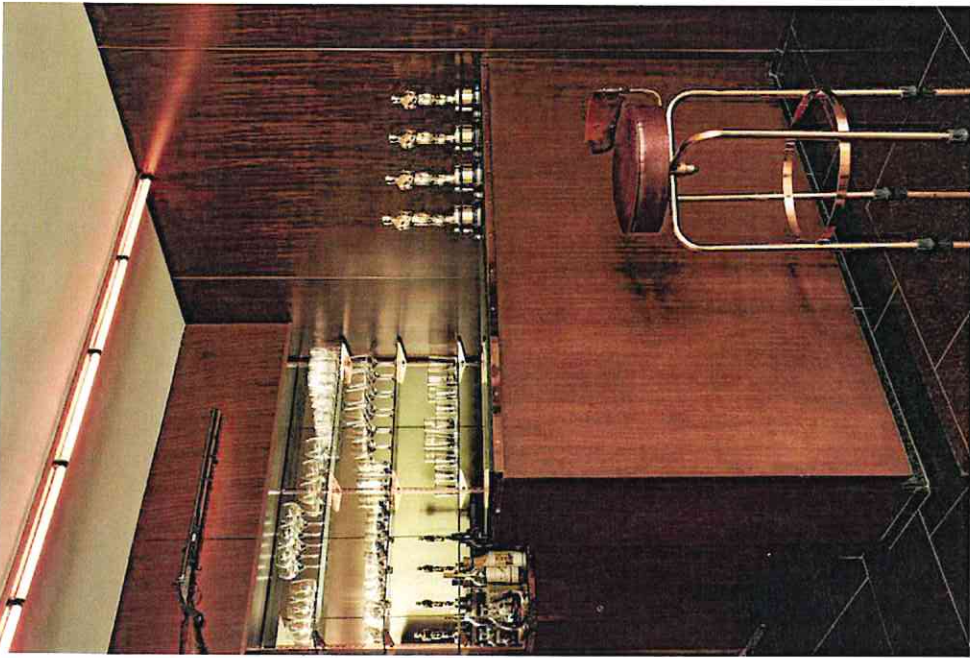
BANQUETTE WITH CHANNEL TUFTING

KCC
INTERIORS

DETAIL INSPIRATION



WOOD CEILING INSPIRATION



BAR INSPIRATION



DECORATIVE ACCENTS

KCC
INTERIORS