

**Meeting Date:** \_\_\_\_\_

**APPLICANT INFORMATION:**

Name of applicant(s): NRK Cafe Inc

Trade name (DBA): Lelabar

Premises address: 422 Hudson St, New York, NY 10014

Cross Streets and other addresses used for building/premise:  
Between St Lukes Pl & Morton St

**CONTACT INFORMATION:**

Principal(s) Name(s): Natan Alpert, President      Yaakov Avgi, Secretary

Office or Home Address: 422 Hudson St

City, State, Zip: New York, NY 10014

Telephone #: [REDACTED]      email : [REDACTED]

Landlord Name / Contact:  
Hudson Heritage House LLC, Francisco Augspach

Landlord's Telephone and Fax: [REDACTED]

**NAMES OF ALL PRINCIPAL(s):      NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD**

Natan Alpert      NRK Cafe Inc @ 422 Hudson St

Yaakov Avgi      NRK Cafe Inc @ 422 Hudson St

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):  
Lelabar is an elegant but casual wine room located on Hudson Street in the vibrant West Village  
neighborhood in Manhattan. Our bar is simply and tastefully designed with warm tones, tin ceilings and  
custom iron work. The space is anchored by the large oval bar where patrons gather to enjoy fine wines,  
delicious fare and an intimate atmosphere.

**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 : Method of Operation

If upgrade, alteration, or transfer, please describe specific nature of changes:

(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

Change opening hour on Sat & Sun to 10AM (for Brunch)

No changes in operations/services/ownership.

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

N/A

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: NRK Cafe Inc

License ID 0267-23-134885, Exp 05/31/2025

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: 4 Year Built : 1853

Describe neighboring buildings:  
Mixed Residential and Commercial

Zoning Designation: C1-6

Zoning Overlay or Special Designation (applicable) \_\_\_\_\_

Block and Lot Number: 583 / 2

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 Backyard

What is the proposed Occupancy? 49

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? 49

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

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? about 1,000 sq ft

If more than one floor, please specify square footage by floors: 1st Fl: 1,000 sq ft Basement: 1,000 sq ft

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?

126 sq ft (21' x 6')

If more than one floor, what is the access between floors? Stairway

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? 4 Total table seats? 19

Total number of bars? 1 Total bar seats? 28

Total number of "other" seats? 0 please explain : \_\_\_\_\_

Total OVERALL number of seats in Premises : 47

## BARS:

How many \*stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 28

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: Increase the bar length from 7' x 18' to 7' x 34'.

\* 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:      Monday:      Tuesday:      Wednesday:      Thursday:      Friday:      Saturday:  
3pm to 12am   4pm to 12am   4pm to 12am   4pm to 12am   4pm to 12am   4pm to 2am   3pm to 2am

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

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

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

If yes, please describe : N/A (existing store front to remain)

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

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 ½ " x 11").***

Indicate the distance in feet from the proposed premise:

Name of School / Church: Trinity Church (NOT A CHURCH)

Address: 435 Hudson St, New York, NY 10014 Distance: 132 ft

Name of School / Church: \_\_\_\_\_

Address: \_\_\_\_\_ 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: Natan Alpert Phone: [REDACTED]

Address: 422 Hudson St, New York, NY 10014

Email : [REDACTED]

Application submitted on  
behalf of the applicant by:

/s/ Natan Alpert  
Signature

Print or Type Name Natan Alpert

Title President

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  
Donna Raftery, Co-Chair  
Robert Ely, Co-Chair



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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Community Board 2 Dining Out NYC Modifications

The original signed and notarized form must be returned to the CB2 office by Wednesday, October 23 at 9:30AM. The signed and notarized form is only valid if accompanied by the updated site plan. If this form and updated site plan are not received by the deadline, the application will be denied.

I, Natan Alpert as a qualified representative of NRK Cafe Inc. dba Lelabar located at 422 Hudson Street, 10014 agree to the following modifications:

Application Type: [ ] Sidewalk Cafe [x] Roadway Cafe NYC DOT Dining Out NYC Application #: 20240423010003

[x] Hours of operation:

Sunday: 3:00 PM to 11:00 PM Thursday: 4:00 PM to 11:00 PM
Monday: 5:00 PM to 11:00 PM Friday: 3:00 PM to 1:00 AM
Tuesday: 4:00 PM to 11:00 PM Saturday: 11:30 AM to 1:00 AM
Wednesday: 4:00 PM to 11:00 PM

[x] Acknowledges that the barrier width 2.5' (2.5 feet) on three sides of the roadway cafe has to be calculated within the measurement of the roadway cafe width and length and that the interior seating area of the roadway cafe is actually 10.5' (10.5 feet) in length and the width of the interior seating area is actually 6' (6 feet) once the barrier width is taken into consideration and counted;

[x] Will add the measurement of the width of the proposed barriers into the calculation of the roadway cafe length as the proposed site plan in the application package has the roadway cafe extending 2' (2 feet) beyond the frontage on both sides because the barrier width is not included in the measurement on the proposed site plan;

[x] Acknowledges that the proposed site plan in the application package exceeds the 17-foot frontage of the establishment because the barrier width was not calculated into the roadway cafe width and roadway cafe length;

[x] Will only have six (6) tables and twelve (12) chairs in the roadway cafe;

[x] Will maintain an interior service aisle in the roadway cafe;

[x] Confirm that the Applicant/Licensee has a temporary ADA ramp available for patron use;

[x] Confirm that umbrellas will not be used since the roadway cafe form for this location does not have the box checked confirming that umbrellas will be in use for the roadway cafe;

[x] Confirm that if the Applicant/Licensee does indeed intend to use umbrellas in the roadway cafe that the base of the umbrellas be indicated on the roadway cafe site plan and the Applicant/Licensee also updates the roadway cafe form, checking off the checkboxes relevant to umbrellas and submitting the updated form with the updated site plan;

[x] Will update the proposed roadway cafe site plan with the modifications listed above and submit the updated site plan to the Dining Out NYC portal as well as directly submit the updated site plan to Manhattan Community Board 2.

[x] Will appear before CB2, Man. prior to submitting any changes to any modifications agreed to herein.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: Chris Martorano

Phone Number: [REDACTED]

Signed [Signature] Natan Alpert Print Name 11/1/2024 ELLEN LEE Dated Notary Public, State of New York No. 01LE6109987 Qualified in Queens County Notary Commission Expires May 24, 2028

CB2 and Applicant/Licensee request that the NYC DOT add these modifications to the method of operation/conditions of revocable consent license for a sidewalk cafe



COMMUNITY BOARD NO. 2, MANHATTAN  
3 WASHINGTON SQUARE VILLAGE  
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Tuesday: 4:00 PM to 11:00 PM Saturday: 11:30 AM to 1:00 AM  
Wednesday: 4:00 PM to 11:00 PM

Will only have one (1) table in the sidewalk cafe – either one (1) two-top table with two (2) chairs or one (1) four-top with four (4) chairs in order to maintain the required 10-foot clear path on Hudson Street, a clearance which supersedes the 8-foot clearance from the tree bed because the tree bed is parallel to the perimeter demarcation of the proposed sidewalk cafe;

Will remove two (2) tables from the proposed sidewalk cafe site plan;

Will illustrate the distance (in feet) from the primary building entrance (residential entrance for 522 Hudson Street) that is north of the establishment’s entrance and will illustrate the distance (in feet) from the primary building entrance to the south of the establishment’s entrance;

Will not place or store coolers, champagne buckets, or any other ancillary restaurant items in the doorway to the primary building entrance north of the establishment’s entrance – this includes before, during, and after service;

Will not place a host stand anywhere on the sidewalk to comply with the required 10-foot clear path on Hudson Street;

Confirm that the Applicant/Licensee has a signed Cellar Door Certification on file with DOT in the Dining Out NYC application portal that is signed and sealed by a licensed design professional, which ensures that “(iii) the placement of tables and chairs [on top of the cellar door] is safe for the use of sidewalk cafe patrons and the general public;”

Will update the proposed sidewalk cafe site plan with the modifications listed above and submit the updated site plan to the Dining Out NYC portal as well as directly submit the updated site plan to Manhattan Community Board 2.

Will appear before CB2, Man. prior to submitting any changes to any modifications agreed to herein.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: Chris Martorano

Phone Number: (212) 206-0594

Signed Natan Alpert  
Print Name  
Dated 11/1/2024 ELLEN LEE  
Notary Public, State of New York  
No. 01LE6109987  
Qualified in Queens County  
Sworn to this 1st day of November 2024  
Notary Public Commission Expires May 24, 2028

CB2 and Applicant/Licensee request that the NYC DOT add these modifications to the method of operation/conditions of revocable consent license for a sidewalk cafe



**PLAN** architecture | design | strategy  
 tel 212 | 482 | 0630 fax 212 | 691 | 1129  
 555 5th Avenue, Suite #1002, New York, NY 10018

**TOWNHOUSE RENOVATION**  
 422 HUDSON STREET  
 NEW YORK, NY 10014

**EXPIREDITORS:**  
 RJP.C.C. INC.  
 BROOKWAY, SUITE 304  
 NEW YORK, NY 10007

APPROVED  
 ANTO BRILMAN  
 03/27/23

ISSUE FOR FILM  
 REVISED  
 01/27/21  
 03/27/23

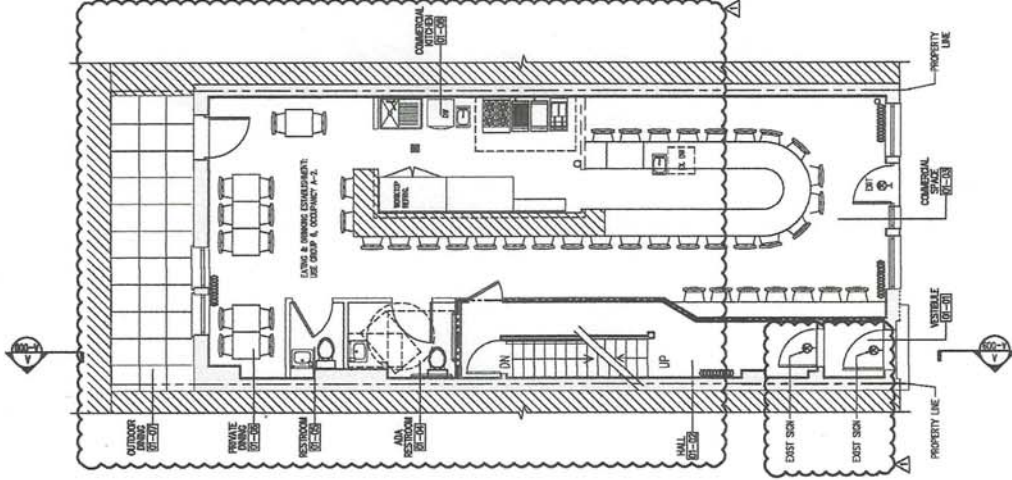
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PROJECT NAME | TOWNHOUSE RENOVATION  
 422 HUDSON STREET, NY  
 PROJECT NUMBER | 2020-11

**CELLAR & FIRST FLOOR PLANS**

005 # 123005(03)01A  
 DATE: 03/27/23  
**A-001.01**

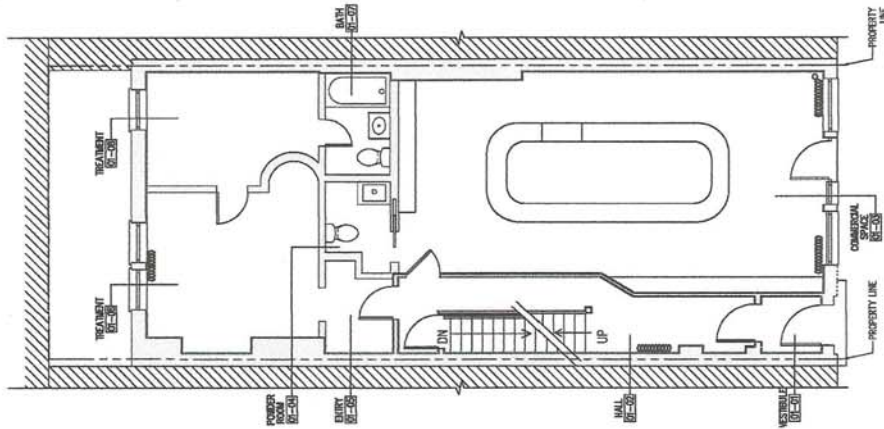
Drawing No.  
 5 of 13  
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**WALL LEGEND**  
 ——— EXISTING WALLS  
 ——— 2 HOUR FIRE-RATED WALL

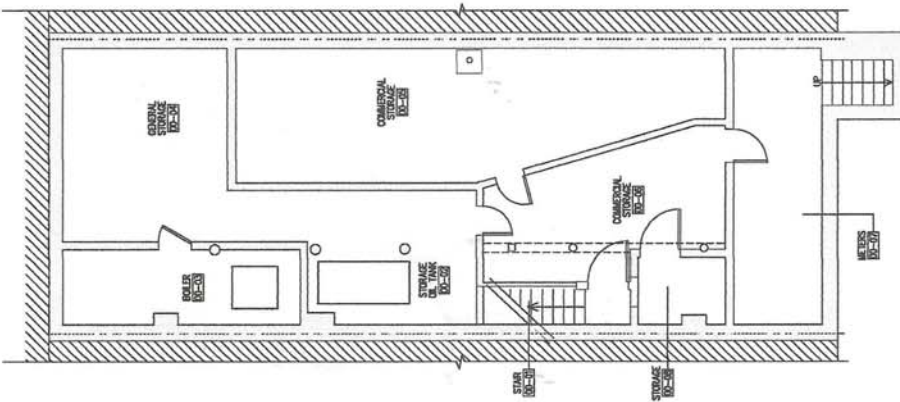
HUDSON STREET

**02 1ST FLOOR PROPOSED PLAN**  
 SCALE: 1/8"=1'-0"



HUDSON STREET

**01 1ST FLOOR EXISTING PLAN**  
 SCALE: 1/8"=1'-0"



HUDSON STREET

**01 CELLAR EXISTING PLAN - NO CHANGE**  
 SCALE: 1/8"=1'-0"

**03**

## CUSTOMER PRICING NOTICE

PLEASE NOTE PRICES ARE SUBJECT TO  
CHANGE

## CHEESE

2 for 16 3 for 21 4 for 24

### LA TUR

– Cow, Sheep & Goat – Dense and  
creamy. Piedmont, Italy

### MURRAY'S STILTON

–Cow's Milk – Crumbly, buttery and  
tangy. New York

### PYRENEES BREBIS

– Raw Sheep – Firm, floral and nutty.  
Pyrenees, France

### FROMAGER D’AFFINOIS

– Cow – Triple cream, rich and buttery.  
Belley, France

### ROOMANO

– Cow – Hard, sweet and salty. Holland

## L'ETIVAZ

– Raw Cow– Tropical, nutty and herbaceous. Chateau d'Oex, Switzerland

## EPOISSES

Cow – Goosey, pungent. Burgundy, France

## MEAT

2 for 16 3 for 21 4 for 24

### KULEN

pork salami, paprika

### ISTIAN PORK LOIN

lightly smoked, herbaceous

### BANAT SALAMI

coarse ground pork, Hungarian spices

### BEEF LOIN

smoked, thyme, sage

### HUNTER SAUSAGE

Dried pork, paprika, cayenne

### HUNGARIAN PICK SALAMI

smoked pork belly, paprika

### ISTRIAN SALAMI

smoked pork, garlic, red wine

## PRESSED SANDWICHES

Served with a green salad \$16

### PROSCIUTTO

Thin prosciutto, melted Fontina and lemon gremolata.

### CHEESE TRIO

Manchego, Gruyere and Fontina with white truffle oil.

## SMALL BITES

MARKET OYSTERS \$4 EACH  
(WHEN AVAILABLE)

Lemon, champagne mignonette, cocktail  
sauce

BREAD & BUTTER \$10

Cultured butter, sea salt, sage and  
seaweed

MARINATED OLIVES \$8

Herbs de Provence, star anise, lemon  
zest

BEET ROOT CARPACCIO \$16

crushed pistachios, lemon, sea salt  
\*\*contains nuts

GIGANTES BEANS \$14

red wine vinegar, citrus zest

MARCONA ALMONDS \$8

smoked paprika, herbs

FENNEL & APPLE SALAD \$16

herbs, citrus

FRESH BAKED CHEESE BREAD

honey, butter 15

FRESH BURRATA \$18

Heirloom tomato, basil, olive oil

MEATBALL PITA \$20

pickled lemon, tahini

PORK BELLY \$24

romaine hearts, mint, cilantro, chives

BAKED FETA \$22

spinach, filo dough, honey

## CONSERVAS

(tinned seafood served with sliced stirato bread)

ORTIZ ANCHOVIES \$26

butter, scallion

BASQUE ANCHOVIES \$22

garlic, cayenne, tomato

SARDINES

tomato, herbs

\$24

TUNA BELLY

Piquillo peppers, capers

\$32

## DESSERT

CHOCOLATE MOUSSE

fresh whipped cream

\$16



LELABAR



