

Valerie S. Mason  
Chair

Will Brightbill  
District Manager



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**The City of New York  
Community Board 8 Manhattan**

May 14, 2024

Robert Benedetto  
Deputy Commissioner  
State Liquor Authority  
80 South Swan Street, Suite 900  
Albany, NY 12210-8002

**RE: 808 Lex Restaurant LLC and Luis Armando Argudo as Mgr, dba IL Gradino 808 Lexington Avenue (Between East 62nd and East 63rd Streets) - 30 Day Waiver Renewal Application for Liquor, Wine, Beer and Cider**

Dear Deputy Commissioner Benedetto,

Please be advised that Community Board 8 Manhattan received notice on May 10, 2024 for the above-referenced establishment's renewal application of a Liquor, Wine, Beer, and Cider license. A copy of their 30-day advance notice is attached.

We agree to this one-time waiver of the 30-day notice on the condition that the applicant appears at the June 4, 2024 Street Life Committee meeting, so the public has the opportunity to comment on the application. If the applicant fails to appear at the June 4, 2024 Street Life Committee meeting, the waiver will be revoked.

Please advise this office of any action taken regarding this matter.

Sincerely,

*Will Brightbill*

Will Brightbill  
District Manager



**Pesetsky & Bookman, PC**

Attorneys at Law

325 Broadway, Suite 501  
New York, NY 10007

(212) 513-1988 | [www.PB.law](http://www.PB.law)

Max Bookman | Partner | [max@pb.law](mailto:max@pb.law)

April 26, 2024

**VIA FedEx**

Manhattan Community Board #8  
505 Park Avenue Suite 620  
New York, NY 10022

**RECEIVED**

**MAY 03 2024**

**Re: 30-Day Advanced Notice of a Renewal Application for**  
808 Lex Restaurant LLC and Luis Armando Argudo as Mgr  
d/b/a Il Gradino  
808 Lexington Avenue, New York, NY, 10065  
**Serial Number: 1341306**

**BY COMMUNITY BOARD 8**

Dear Manhattan Community Board 8:

Please allow this correspondence and enclosure to serve as notification of the above-referenced licensee's intent to apply to the State Liquor Authority for a renewal of their on-premises liquor license at the above-referenced premises address.

We respectfully request a waiver of the 30-day comment period as the license is set to expire on May 31, 2024.

Thank you for your attention and consideration herein.

Very truly yours,

PESETSKY & BOOKMAN, P.C.

By: Max Bookman, Esq.

Encl.



| OFFICE USE ONLY                |                               |            |
|--------------------------------|-------------------------------|------------|
| <input type="radio"/> Original | <input type="radio"/> Amended | Date _____ |

## Standardized **NOTICE FORM** for Providing **30-Day Advance Notice** to a **Local Municipality or Community Board**

1. Date Notice Sent: 04/26/2024 1a. Delivered by: Overnight Mail, Tracking Number and Pro

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:

☐ New Application ☐ Removal ☐ Class Change

For premises in the City of New York:

☐ New Application ☐ New Application and Temporary Retail Permit ☒ Renewal ☐ Alteration ☐ Removal  
☐ Class Change ☐ Method of Operation ☐ Corporate Change

For New and Temporary Retail Permit applicants, answer each question below using all information known to date

For Renewal applicants, answer all questions

For Alteration applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For Corporate Change applicants, attach a list of the current and proposed corporate principals

For Removal applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation

For Class Change applicants, attach a statement detailing your current license type and your proposed license type

For Method of Operation Change applicants, although not required, if you choose to submit, attach an explanation detailing those changes

Please include all documents as noted above. Failure to do so may result in disapproval of the application.

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board: Manhattan Community Board No.8

### Applicant/Licensee Information:

4. Licensee Serial Number (if applicable): 1341306 Expiration Date (if applicable): 5/31/2024

5. Applicant or Licensee Name: 808 Lex Restaurant LLC and Luis Armando Argudo as Mgr

6. Trade Name (if any): IL Gradino

7. Street Address of Establishment: 808 Lexington Avenue

8. City, Town or Village: New York, NY Zip Code: 10065

9. Business Telephone Number of applicant/ Licensee: \_\_\_\_\_

10. Business E-mail of Applicant/Licensee: terrence@iconrealtymgmt.com

11. Type(s) of alcohol sold or to be sold: ☐ Beer & cider ☐ Wine, Beer & Cider ☒ Liquor, Wine, Beer & Cider

12. Extent of Food Service: ☒ Full Food menu; full kitchen run by a chef/cook ☐ Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment: Restaurant (full kitchen and full menu required)

☐ Seasonal Establishment ☐ Juke Box ☐ Disc Jockey ☒ Recorded Music ☐ Karaoke

14. Method of Operation: (check all that apply) ☐ Live Music (give details i.e., rock bands, acoustic, jazz, etc.): \_\_\_\_\_

☐ Patron Dancing ☐ Employee Dancing ☐ Exotic Dancing ☐ Topless Entertainment

☐ Video/Arcade Games ☐ Third Party Promoters ☐ Security Personnel

☐ Other (specify): \_\_\_\_\_

15. Licensed Outdoor Area: ☒ None ☐ Patio or Deck ☐ Rooftop ☐ Garden/Grounds ☐ Freestanding Covered Structure  
 (check all that apply) ☐ Sidewalk Cafe ☐ Other (specify): \_\_\_\_\_

| OFFICE USE ONLY                |                               |            |
|--------------------------------|-------------------------------|------------|
| <input type="radio"/> Original | <input type="radio"/> Amended | Date _____ |

16. List the floor(s) of the building that the establishment is located on: Ground Floor and Basement
17. List the room number(s) the establishment is located in within the building, if appropriate:
18. Is the premises located within 500 feet of three or more on-premises liquor establishments? ☐ Yes ☒ No
19. Will the license holder or a manager be physically present within the establishment during all hours of operation? ☒ Yes ☐ No
20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:
- |      |               |
|------|---------------|
|      |               |
| Name | Serial Number |
21. Does the applicant or licensee own the building in which the establishment is located? ☐ Yes (if YES, SKIP 23-26) ☒ No

**Owner of the Building in Which the Licensed Establishment is Located**

22. Building Owner's Full Name: 808 Lexington Realty LLC
23. Building Owner's Street Address: 419 Lafayette Street, 5th Floor,
24. City, Town or Village: New York State: NY Zip Code: 10003
25. Business Telephone Number of Building Owner: 212-675-7100

**Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice**

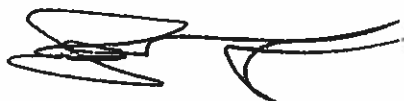
26. Representative/Attorney's Full Name: Max Bookman, Esq. - Pesetsky & Bookman, P.C.
27. Representative/Attorney's Street Address: 325 Broadway, Suite 501
28. City, Town or Village: New York State: NY Zip Code: 10007
29. Business Telephone Number of Representative/Attorney: 212-513-1988
30. Business E-mail Address of Representative/Attorney: max@pb.law; carolina@pb.law

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under Penalty of Perjury - that the representations made in this form are true.

31. Printed Principal Name: Terrence M Lowenberg Title: LLC Managing Member

Principal Signature: \_\_\_\_\_



April 29, 2024

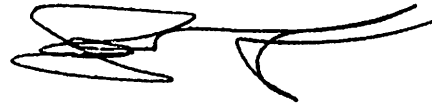
Re: **808 Lex Restaurant LLC and Luis Armando Argudo as Mgr  
d/b/a Il Gradino Waiver Request**  
808 Lexington Avenue,  
New York, NY, 10065

Dear Manhattan Community Board 8 Members:

Please allow this correspondence to inform you that we are requesting a 30-Day Notice waiver because this is our first renewal, and we missed the deadline to submit the 30-Day Notice in a timely manner. We understand that there is only a one-time waiver for the establishment, and no future 30-Day Waivers will be considered for this license.

Additionally, a representative will attend the upcoming Street Life Committee meeting, taking place on **June 4, 2024, at 6:30 PM** via Zoom, to respond to the community.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Terrence M Lowenberg', written over a horizontal line.

By: Terrence M Lowenberg