



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3
59 East 4th Street - New York, NY 10003
Phone (212) 533-5300
www.cb3manhattan.org - info@cb3manhattan.org

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Please bring the following items to the meeting:

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

- ☐ Photographs of the inside and outside of the premise.
- ☐ Schematics, floor plans or architectural drawings of the inside of the premise.
- ☐ A proposed food and or drink menu.
- ☐ 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:
http://www.nyc.gov/html/mancb3/html/communitygroups/community_group_listings.shtml
- ☐ 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: February 28, 2019

If applying for sale of assets, you must bring letter from current owner confirming that you are buying business or have the seller come with you to the meeting.

Is location currently licensed? ☒ Yes ☐ No Type of license: Beer and Wine

If alteration, describe nature of alteration: NA

Previous or current use of the location: Restaurant

Corporation and trade name of current license: Mr White LLC d/b/a Mr. White

APPLICANT:

Premise address: 121 123 St Marks Place New York, NY 10009

Cross streets: Avenue A and 1st Avenue

Name of applicant and all principals: An Entity to be formed by Robert Ceraso

Principals: Robert Ceraso and Jason Mendenhall

Trade name (DBA): TBD

PREMISE:

Type of building and number of floors: Mixed Use - 6 floors

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages?
(includes roof & yard) ☐ Yes ☒ No If Yes, describe and show on diagram: _____

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any
back or side yard use? ☐ Yes ☒ No What is maximum NUMBER of people permitted? _____

Pending
Do you plan to apply for Public Assembly permit? ☐ Yes ☒ No

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

PROPOSED METHOD OF OPERATION:

Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☒ No

If yes, please describe what type: _____

What are the proposed days/hours of operation? (Specify days and hours each day and hours of
outdoor space) Sunday-Saturday: 5pm-1am (acceptng reservations until 11:30pm)

Number of tables? 20 Total number of seats? 50

How many stand-up bars/ bar seats are located on the premise? 1 bar with 8 bar seats
(A **stand up bar** is any bar or counter (whether with seating or not) over which a patron can order,
pay for and receive an alcoholic beverage)

Describe all bars (length, shape and location): 9 feet long x 7 feet wide - Western Wall

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

Grill & Steahouse - See attached menu

What are the hours kitchen will be open? all operating hours

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

How many employees will there be? 20-24

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows? None

Will there be TVs/monitors? ☐ Yes ☒ No (If Yes, how many?) _____

Will premise have music? ☒ Yes ☐ No

If Yes, what type of music? ☐ Live musician ☐ DJ ☐ Juke box ☒ Tapes/CDs/iPod

If other type, please describe _____

What will be the music volume? ☒ Background (quiet) ☐ Entertainment level

Please describe your sound system: 8 small speakers between 2 dining areas

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

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.")

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.

Do you have sound proofing installed? ☒ Yes ☐ No

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

APPLICANT HISTORY:

Has this corporation or any principal been licensed previously? ☒ Yes ☐ No

If yes, please indicate name of establishment: See attached rider

Address: See attached rider Community Board # 3

Dates of operation: See attached rider

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume.

Does any principal have other businesses in this area? ☒ Yes ☐ No If Yes, please give trade name and describe type of business See attached rider

Has any principal had SLA reports or action within the past 3 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.

Liquor License Rider for Robert Ceraso and Jason Mendenhall

Corporate Name and DBA Name	Business Address	Dates of Operation
Eldridge Bistro LLC d/b/a The Wayland	700 E 9 th Street New York, NY 10009	10/2011-Present
Little Rebel In d/b/a Good Night Sonny	134 1 st Avenue New York, NY 1009	04/2015-Present
Seaside Beach Inc d/b/a The Lost Lady	171 173 Ave C New York, NY 10009	06/2017-Present

LOCATION:

How many licensed establishments are within 1 block? See attached SLA Proximity Report

How many On-Premise (OP) liquor licenses are within 500 feet? See attached SLA Proximity Report

Is premise within 200 feet 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. 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. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) American Grill and SteakHouse, with a kitchen open and serving food during all hours of operation OR ☐ I have less than full-service kitchen but will serve food all hours of operation.
2. ☒ 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.
3. ☒ I will not have ☒ DJs, ☒ live music, ☒ promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☐ more than ____ DJs / promoted events per ____, ☐ more than ____ private parties per ____.
4. ☒ I will play ambient recorded background music only.
5. ☒ 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.
6. ☒ I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
7. ☒ I will not participate in pub crawls or have party buses come to my establishment.
8. ☒ 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 ____.
9. ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
10. ☒ 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.

Proximity Report for Location:

February 25, 2019

123 Saint Marks Pl, New York, NY, 10009

* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Closest Liquor Stores

Name	Address	Approx. Distance
EAST VILLAGE WINES & SPIRITS INC	138 1ST AVE	160 ft
WINESHOP LLC	438 A E 9TH ST	585 ft
SAKAYA INC	324 E 9TH STREET (WEST STORE)	665 ft
MIAT LIQUORS INC	166 2ND AVE	975 ft
S & P LIQUOR & WINE CORP	89 2ND AVE	1065 ft
NIZGA CORP	58 AVENUE A	1165 ft
MRN LIQUOR INC	16 SAINT MARKS PL	1215 ft
EAST VILLAGE WINES & SPIRITS INC	138 1ST AVE	215 ft
WINESHOP LLC	438 A E 9TH ST	390 ft
SAKAYA INC	324 E 9TH STREET (WEST STORE)	825 ft
MIAT LIQUORS INC	166 2ND AVE	1085 ft
NIZGA CORP	58 AVENUE A	1120 ft
CONVIVE PARTNERS LLC	196 AVENUE A	1185 ft
S & P LIQUOR & WINE CORP	89 2ND AVE	1250 ft

Churches within 500 Feet

Name	Approx. Distance
Saint Mark's Memorial Chapel	405 ft

Schools within 500 Feet

Name	Address	Approx. Distance
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On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
CULLEN RESTAURANT INC	118 ST MARKS PLACE	45 ft
SADA THREE LLC	132 ST MARKS PL	70 ft
LITTLE REBEL INC	134 1ST AVE	195 ft
ST MARKS ENTERPRISES INC	132 1ST AVENUE	200 ft
BIG LEE AND SASHAS INC	140 1ST AVE	220 ft
CRIF DOGS ENTERPRISES INC	113 ST MARKS PLACE	225 ft
1465 CDM INCORPORATED	126 1ST AVENUE	230 ft
BUA NEW YORK LLC	122 SAINT MARKS PLACE	245 ft
BAC 115 CORP	115 ST MARKS PL	255 ft
TDDG INC	126 ST MARKS PL	285 ft

Name	Address	Approx. Distance
KING ME KONG LLC	119 SAINT MARKS PL	285 ft
NEW STATFORD RESTAURANT INC	121 ST MARKS PLACE	325 ft
PARMYS KABOB AND GRILL INC	125 127 1ST AVE	335 ft
TAQUERIA SAINT MARKS PLACE INC	79 SAINT MARKS PL	360 ft
SCHEIB S PLACE INC	80 ST MARKS PLACE	370 ft
YORI NYC CORP	119 1ST AVE	370 ft
W C O U RADIO INC	115 1ST AVENUE	385 ft
BARMAR LLC	77 ST MARKS PLACE	385 ft
75 ST MARKS PLACE LLC	75 ST MARKS PL	410 ft
ALOUETTE CORPORATION	131 AVENUE A	440 ft
LUDWIKA MICKEVICIUS	135 AVE A	440 ft
LOVE PICIN INC	153 1ST AVENUE	460 ft
INSIANG LLC	111 1ST AVE	460 ft
JARLENE CORP	160 1ST AVE	460 ft
WISHBONE PRODUCTIONS INC	141 AVENUE A	465 ft
JAMIE COFFEE LLC	81 E 7TH ST	465 ft
119 AVENUE A RESTAURANT CORP	119 AVENUE A	470 ft
BLUE & GOLD BAR INC	79 E 7TH STREET	485 ft
HOUSE OF HEALTH HEALING AND HAPPINESS INC, THE	405 E 6TH ST	490 ft
JUSTIFIED LLC	102 1ST AVENUE	495 ft
CHERRY TAVERN INC	441 E 6TH STREET	500 ft
MOLINERO LLC	107 1ST AVE	500 ft
IMMIGRANT TAP ROOM INC	341 E 9TH ST	500 ft
TOZZER LTD	112 AVENUE A	505 ft
IMMIGRANT WINE BAR LLC, THE	341 E 9TH ST	510 ft
SADA TWO LLC	105 1ST AVE	515 ft
YUCA BAR & RESTAURANT INC	111 AVENUE A	520 ft
FIRST HOSPITALITY LLC	105 1ST AVE	520 ft
LITTLE HANDS PLAYCAFE INC	433 E 6TH ST	525 ft
FTCCM LLC	103 1ST AVE	530 ft
SEVEN A CAFE INC	130 E 7TH STREET	530 ft
EAST VILLAGE HOSPITALITY LLC	242 E 10TH ST	540 ft
TOMKIN SQUARE KIDS INC	73 75 E 7TH STREET	540 ft
LE MIU CORP	107 AVE A	545 ft
UMM HOSPITALITY INC	99 1ST AVE	565 ft
AGN RESTAURANT LLC	166 1ST AVE	580 ft
A H 103 CORP	103 AVENUE A	585 ft
EDWIN & NEAL'S LLC	345 E 6TH ST	600 ft
CGJC HOLDINGS LLC	168 1ST AVE	600 ft
JCDC LLC	163 1ST AVENUE	600 ft
MOONWALKERS RESTAURANT CORP	101 AVENUE A	605 ft
MANNAGGIA INC	163 1ST AVE	605 ft
FIGARO VILLAGGIO INC	344 E 6TH ST	635 ft
MARRY THE KETCHUP INC	95 1ST AVE	655 ft
EAST 6TH STREET RESTAURANT GROUP LLC	342 E 6TH ST	665 ft
THREE BEANS INC	93 AVENUE A	685 ft
CIEN FUEGOS LLC	95 AVENUE A	690 ft

Name	Address	Approx. Distance
EAE CORP	94 96 AVENUE A	700 ft
CORSICA ENTERTAINMENT INC	505 E 6TH STREET	715 ft
BOGGY DEPOT INC	85 AVENUE A	735 ft
CAFETASIA INC	85 AVENUE A	750 ft

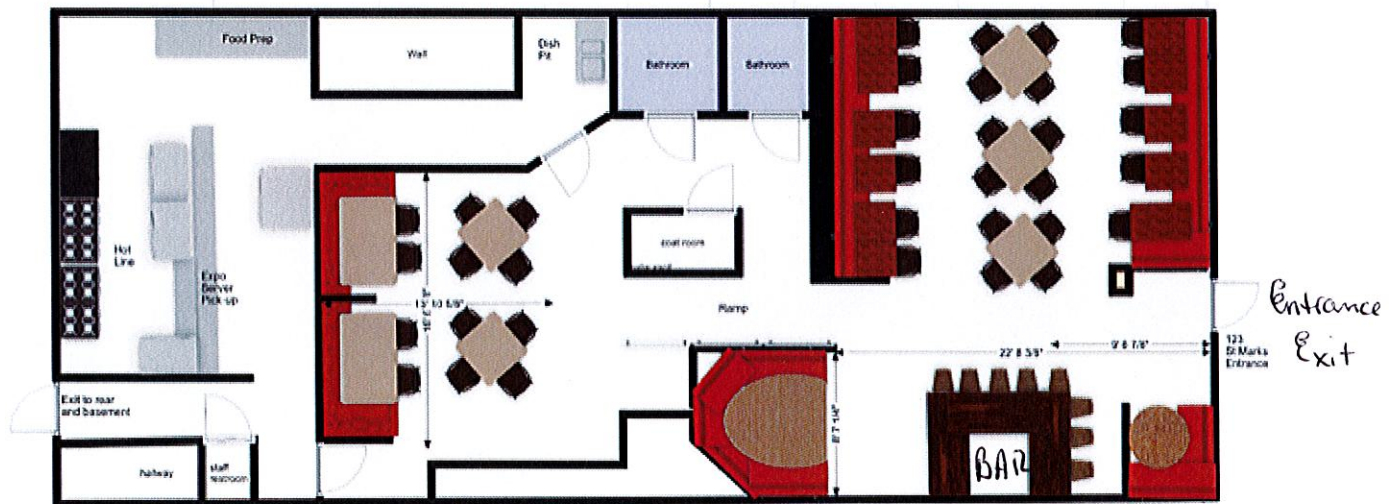
Pending Licenses within 750 Feet

Name	Address	Approx. Distance
RIVKA INC	101 ST MARKS PLACE	55 ft
SONS OF BROOKLYN LLC	424 E 9TH ST	230 ft
CITY BEV NY LLC	120 1/2 1ST AVE	270 ft
143 RESTAURANT CORP	143 1ST AVENUE	325 ft
DIAN KITCHEN LLC	435 EAST 9TH ST	360 ft
THREE SEAT ESPRESSO & BARBER LLC	137 AVENUE A	435 ft
ST DYMPCNAS LLC	117 AVENUE A	445 ft
MOLINERO LLC	107 1ST AVE	495 ft
DEATH & CO EAST VILLAGE LLC	433 E 6TH ST	520 ft

Unmapped licenses within zipcode of report location

Name	Address
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121 123 St. Marks Place





SAINT MARKS GRILL

123 Saint Marks Place

START

Caviar Toast

Sturgeon Roe On
Buttered Brioche

Scallop

Flash Brûléed,
Green Apple Creme

Uni Toast

Santa Barbara Urchin
Brioche Toast

Arctic Char Tartare

Beet Cured Char, Smoked Trout Roe,
Quail Egg, Black Pepper Crème Fraiche

Beef Tartare

Grass Fed Filet, Smoked Pine Nuts,
Horseradish Dijonaise, Sunchoke Crisps

House Full Crudo

Yellow Fin, Hamachi, Fluke, Uni, Caviar, Aglio Fritto, Serrano Chili

Roasted Oysters

Lump Crab Béarnaise

Endive & Gem Salad

Blue Cheese, Bacon, Hazelnut Brittle

Jowl Bacon

Smoked Pork Jowl, Dijon, Parsley and Radish Salad

MIDDLE

Linguine with Oyster Bay Clams

Uni Butter, Calabrian Chili, Garlic Crumbs

Lobster Roe Gnudi

Maine Lobster, Caviar, Fried Tarragon

Daily Soup Course

Minestra Maritata With Our Long Stock & Green Vegetables

Served With Roasted Marrow Bones & Toast

Served Tableside For 2, 4 Or 6 Guests



SAINT MARKS GRILL

123 Saint Marks Place

MAINS

Hot Smoked Sockeye Salmon

Lemon, Parsley

Smoked King Crab Legs

Garlic Butter

Stuffed Rabbit

Green Garlic Sausage

STEAKS

Hanger Steak

Fermented Chilies, Black Garlic, Fries

Dry Aged New York Strip

Maitre d'Hotel Butter

60 Day Dry Aged Rib Eye

Choice Of size for 2, 4 or 6

St Marks 24 Hour Prime Rib

Double Cut & Served with Long Jus, Smoked Jus
& Horseradish Sauce

SIDES

Potatoes Gratin

Tallegio Cheese, House Butter

Pomme Frites

Garlic, Fried Herb Bundle

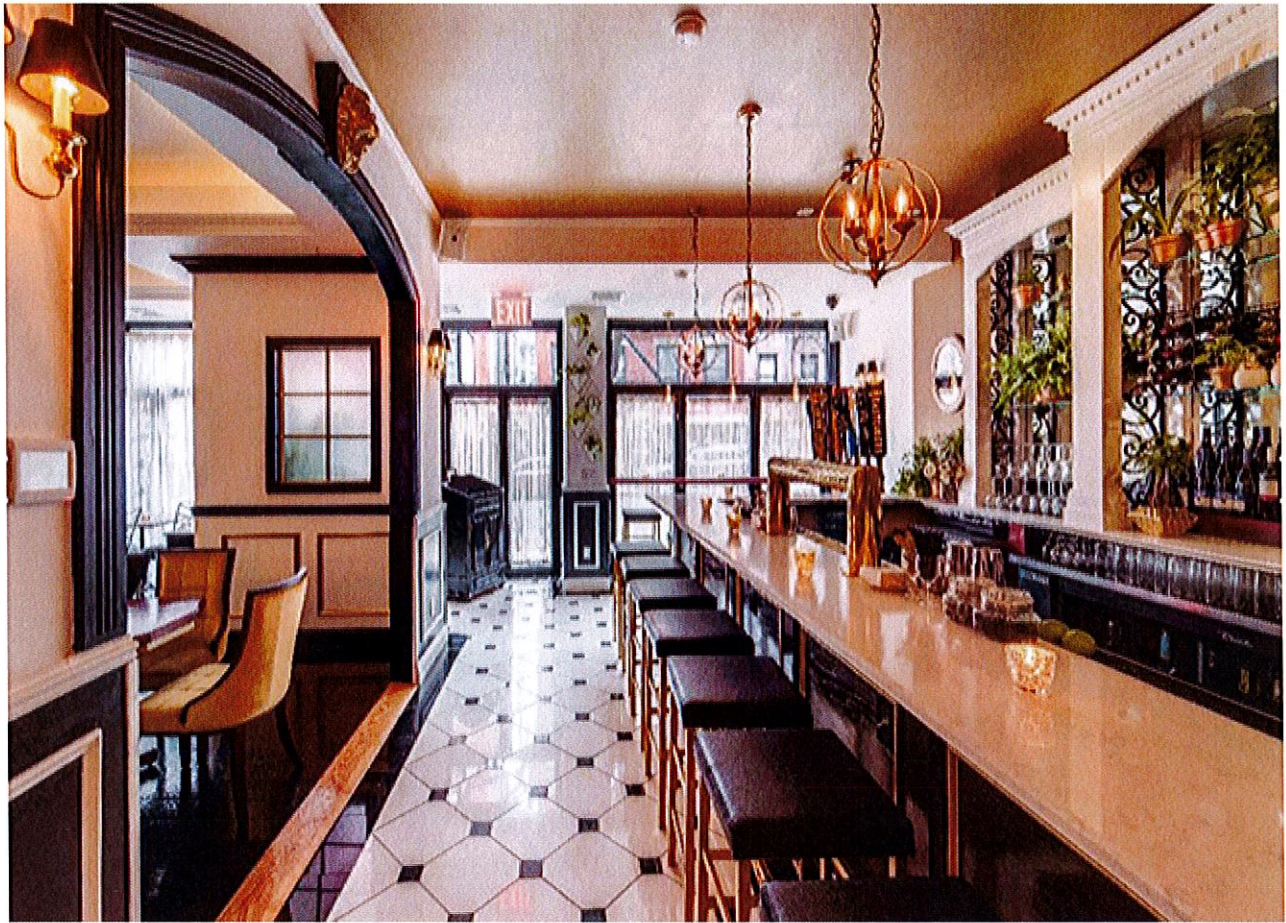
Charcoal Grilled Eggplant

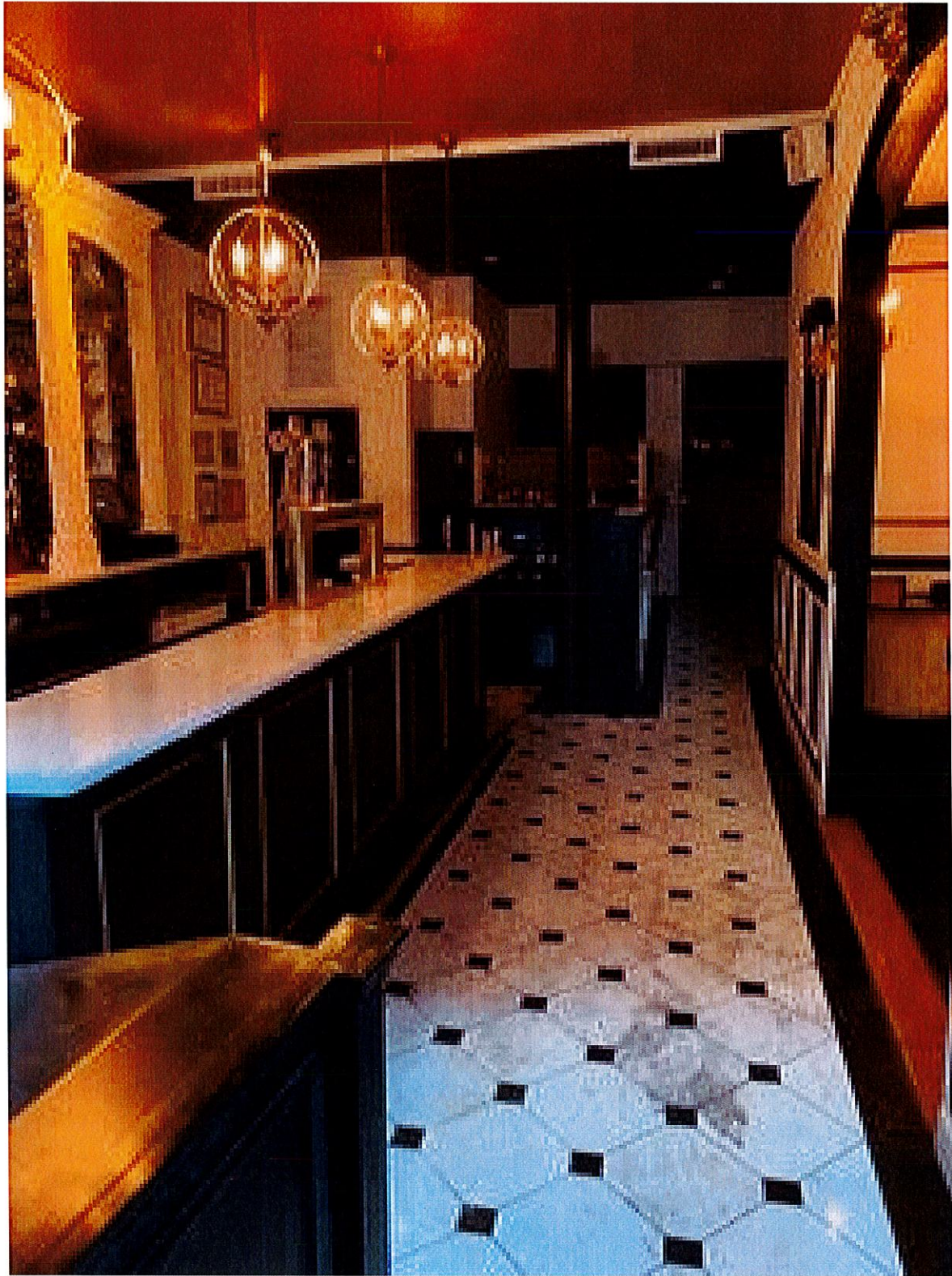
Sungolds, Bagna Cauda

Grilled Caraflex Cabbage

Dry Aged Beef Vinaigrette, Caraway Yogurt

Creamed Fennel & Swiss Chard







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