



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

Paul Rangel, 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: 7/22/22

Is location currently licensed? ☐ Yes ☒ No Type of license: N/A

If alteration, describe nature of alteration: N/A

Previous or current use of the location: video games Store

Corporation and trade name of current license: N/A

APPLICANT:

Premise address: 4 St Marks Place, New York, NY 10003

Cross streets: _____

Name of applicant and all principals: LAVA GROUND LLC

Alroune Jall

Trade name (DBA): _____

PREMISE:

Type of building and number of floors: Multi-unit, 4 floors.

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 79.

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): C6-1

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) Mon - Sun, 10AM - 4AM, Everyday.

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? 16 Total number of indoor seats? 44.

How many stand-up bars/bar seats are located on the premise (number, length, and location) 0.

(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 Finger food.

What are the hours the kitchen will be open? 10AM - 4AM Everyday.

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

How many employees will there be? 4.

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows? NO.

Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 8.

Will premise have music? ☒ Yes ☐ No

If Yes, what type of music? ☐ Live musician ☒ DJs ☒ Streaming services/playlists ,

If other type, please describe _____

What will be the music volume? ☒ Background (conversational) ☐ Entertainment (live music venue level)

Please describe your sound system: non-amplified music, acoustic.

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? N/A

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.") The premise was previously a videogame store - high traffic, people coming in and out. Bars tend to have lower traffic and people stay longer
Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) 1 - 2 as needed
No outdoor service, no outdoor waiting lines

How do you plan to manage noise inside and outside your business so neighbors will not be affected?

Please attach plans. Doors will remain closed any music will be non-amplified

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: N/A

Address: _____ Community Board # _____

Dates of operation: _____

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? 18

How many On-Premise (OP) liquor licenses are within 500 feet? 10

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 Bar / Tavern

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 10 am - 4 am; Tue 10 am - 4 am; Wed 10 am - 4 am;

Thu 10 am - 4 am; Fri 10 am - 4 am; Sat 10 am - 4 am;

Sun 10 am - 4 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

☐ My sidewalk café hours or other outside hours (including Open Restaurants) will be

N/A

5. ☒ I will employ a doorman/security personnel: _____

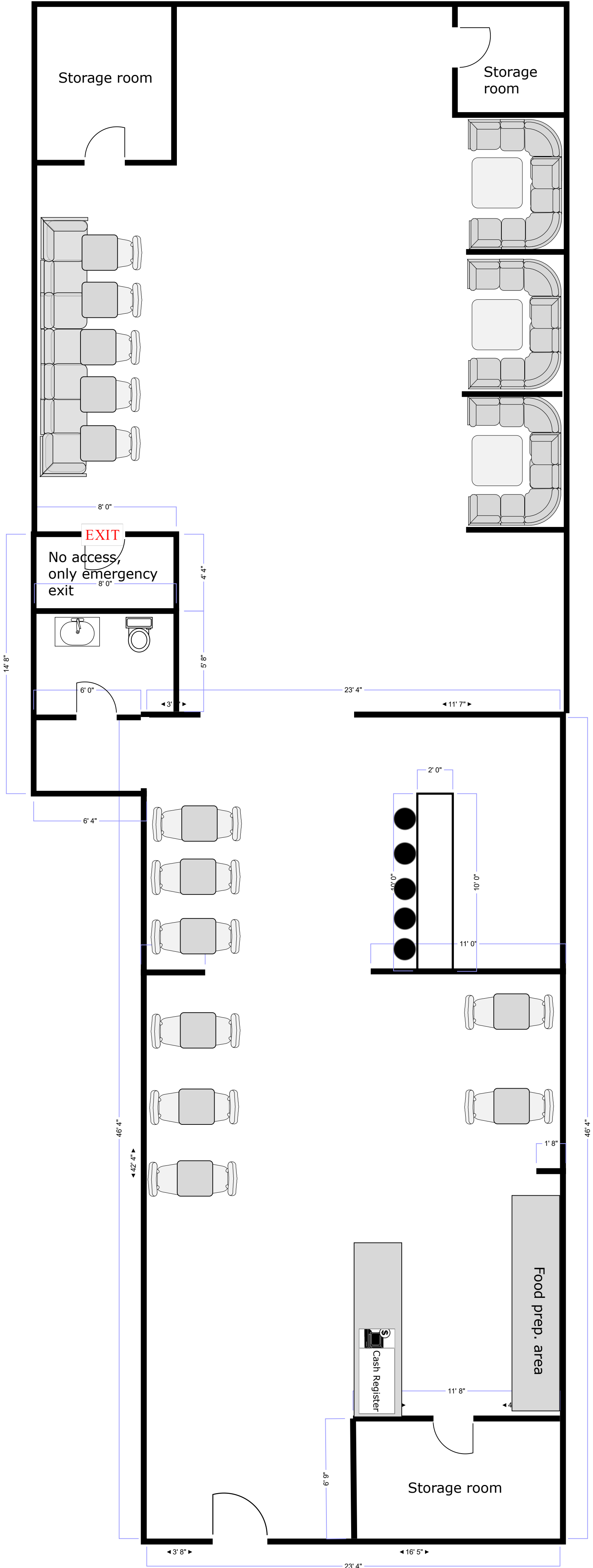
6. ☒ I will install soundproofing, _____

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 participate in pub crawls or have party buses come to my establishment.
11. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
12. ☒ 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 _____.
13. ☒ I will not have wait lines outside. ☐ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
14. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
15. ☒ 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: Aloune R. Sall

Phone Number: 347-730-0615

Lava Ground LLC
Diagram
4 St Marks, Place, NY 11950





Menu

FINGER FOOD

Wings 15

6 wings (lemon pepper, buffalo, BBQ)

Nems 12

4 deep-fried beef eggrolls with a side of salad & dressing

Fataya 12

4 Beef patties with sweet & spicy sauce with a side of salad & dressing

SIDES

French fries 5

Salad of the day 7

SWEETS

Puff Puff Beignets 15

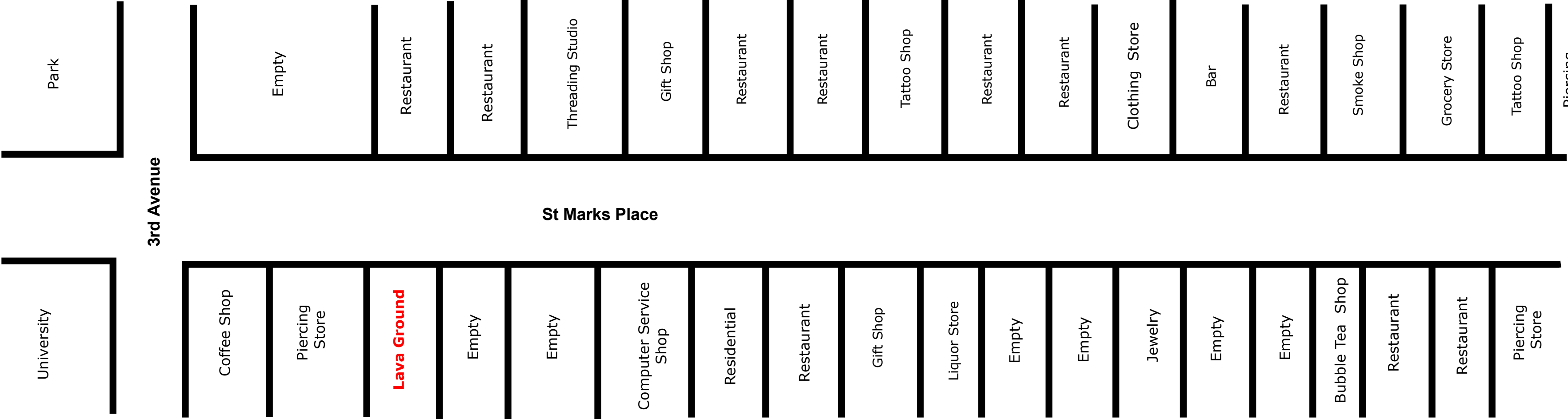
African fluffy beignets springled with sugar



Owners' experience

Alioune Sall: Applicant worked as a security guard for 7 years and at the moment he owns a beverage company.

Lava Ground LLC
Plot Diagram
4 St Marks Place, New York, NY 10003





ATTENTION RESIDENTS & NEIGHBORS

SEASONED LOWER LEVEL LLC DBA LAVA GROUND

347-730-0615

Plans to open a

BAR/TAVERN

at the following location

4 ST MARKS PLACE, NY, NY 10003

This establishment is seeking a license to serve

Beer & Wine

There will be an opportunity for public comment on

Monday, August 22, 2022 at 6:30pm

Online: <https://zoom.us/j/92199317942>

see www.cb3manhattan.org for zoom meeting details

Date/Time/Location

347-730-0615

At COMMUNITY BOARD 3
SLA & DCA Licensing Committee Meeting
mn03@cb.nyc.gov - www.cb3manhattan.org





**ATTENTION RESIDENTS
& NEIGHBORS**

1994年12月15日

Pharm. Sci. 1991, 70, 1021-1024

at the following location:

the establishment is seeking a list of its assets.

150

There will be an opportunity for public comment on

Received 15 August 1993; accepted 15 October 1993

DOI: 10.1002/for

you were a kid and after, and I'll never understand it.

© 2006 by The McGraw-Hill Companies, Inc.
All rights reserved. Printed in the United States of America.
This book is printed on acid-free paper.





ATTENTION RESIDENTS
& NEIGHBORS



PULL

FR
DEPAR
CONNE

Petition to Support Proposed Liquor License

Date: 7/20/22

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) Wine and Beer.

to the following applicant/establishment (company and/or trade name) Seasoned Lower Level LLC

P.B.A. LAVA GROUND

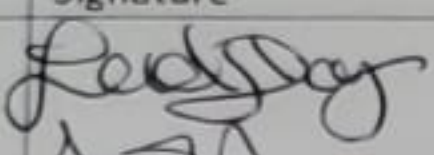
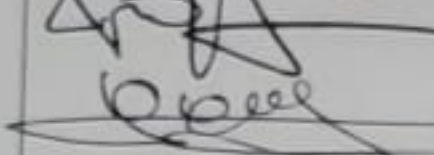

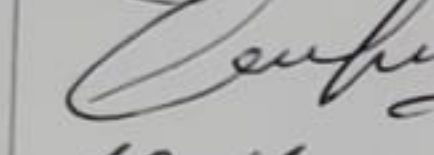

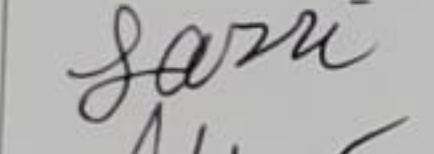

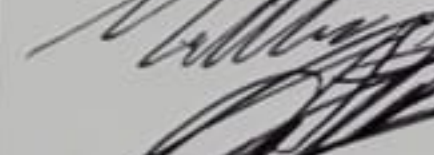

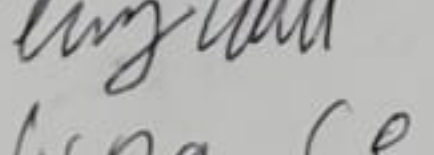
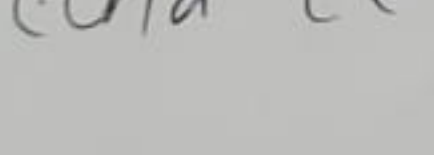

Address of premises: 4 ST MARKS PLACE, NEW YORK, NY 10003

This business will be a: (circle) Bar Restaurant Other: _____

The hours of operation will be: 4pm till 2am

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Lady Day LLC		601 W 4th St. NY 10031
SHAD HAKKEM		70 ST MARKS PL 3F
WYAGA		22 Saint Marks Place
Jon Murilo		81 Saint Marks #12
Ali shore		16 Saint Marks
Paul Budz		19 Saint Marks St
Larri Tifa		32 Saint Marks PL
Alexis P		34 Stmarks Pl
Matth Diaz		36 St Marks PL
Diego Maríoz		36 St Marks PL
Lucy Kassel		37 East 7th
Luna Ceron		West 4. Macdougall