



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 Stipulations for Administrative Approval

I, Robert Ceraso, as a qualified representative of Entity to be formed by Robert Ceraso located at 121-123 St Marks Place, New York, NY agree to the following stipulations:

- 1. I will operate a full-service restaurant, specifically a (type of restaurant) AMERICAN. Kitchen open and serving food every night during all hours of operation.
2. My hours of operation will be: Mon 2PM-12AM; Tue 2PM-12AM; Wed 2PM-12AM; Thu 2PM-12AM; Fri 2PM-12AM; Sat Noon-12AM; Sun Noon-12AM.
3. I will not use outdoor space for commercial use.
4. I will operate my sidewalk cafe no later than
5. I will employ a doorman/security personnel on the following days:
6. I will install soundproofing,
7. I will close any front or rear facade 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.
8. 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
9. I will play ambient recorded background music only.
10. 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.
11. I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12. I will not participate in pub crawls or have party buses come to my establishment.
13. I will not have unlimited drink specials, including boozy brunches, with food.
14. I will not have a happy hour or drink specials with or without time limitations OR will have happy hour and it will end by 7PM.
15. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. 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: ROBERT CERASO Phone Number: 917-332-8432
18. I will:

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed: [Signature] Dated: 3/29/19
Sworn to this 29 day of March 2019 [Signature] Notary Public

MAX BOOKMAN
NOTARY PUBLIC-STATE OF NEW YORK
NO. 02B06334211
QUALIFIED IN NEW YORK COUNTY
MY COMMISSION EXPIRES 12-14-2019



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Community Board 3 Liquor License Application Questionnaire

Today's Date:

APPLICANT

1. Name of applicant and principle(s): An Entity to be formed by Robert Ceraso
2. Premise address: 121 123 St Marks Place New York, NY 10009
3. Cross streets: Avenue A and 1st Avenue
4. Trade name (DBA): TBD
5. Check which you are applying to: New liquor licence Alteration of an existing license Sale of assets
6. If alteration, describe nature of alteration: _____
7. Is location currently licensed? Yes No
8. Type of license: _____
9. Previous or current use of the location: Bar
10. Corporation and trade name of current location: NA
11. Type of building and number of floors: Mixed Use: 6 floors
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? Yes No 12a. What is the permitted occupancy indoors and outdoors? _____
13. Do you plan to apply for Public Assembly permit? Yes No
14. 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
15. How many licensed establishments are within 1 block? See attached SLA Proximity
16. How many On-Premise (OP) liquor licenses are within 500 feet? Same as above
17. Is premise within 200 feet of any school or place of worship? Yes No

PROPOSED METHOD OF OPERATION

18. Describe your method of operation: Restaurant (full kitchen and menu)
19. Will any other business besides food or alcohol service be conducted at premise? Yes No
20. If yes, please describe what type: _____
21. What are the proposed days/hours of operation (specify days/hours each day and hours of outdoor space if applicable):

22. Total number of table: 20 23. Total number of seats: 50



24. How many stand-up bars/ bar seats are located on the premise? 1 bar/8 bar stools (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.)
25. Describe all bars (length, shape, and location): 9 feet long by 7 feet wide - Western Wall
26. Does premise have a full kitchen? Yes No
27. What are the hours kitchen will be open? all operating hours
28. What type of food is available for sale? Grill & Steakhouse
29. Will a manager or principal always be on site? Yes No If yes, which? TBD
30. How many employees will there be? 20-24
31. Do you have or plan to install French doors accordion doors or windows? None
32. Will there be TVs/monitors? Yes No (If Yes, how many?) _____
33. Will premise have music? Yes No 33a. If Yes, what type of music? Live Music Juke box
 DJ Tapes/CDs/iPod
34. If other type, please describe: _____
35. What will be the music volume? Background (quiet) Entertainment level
36. Please describe your sound system: 8 small speakers between 2 dining areas
37. Will you host any promoted events, scheduled performances or any event at which a cover fee is charged? Yes No
38. If Yes, what type of events or performances are proposed and how often? _____
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? _____
40. Will there be security personnel? Yes No 40a. If Yes, how many and when? _____
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? _____
42. Do you have sound proofing installed? Yes No 43. If not, do you plan to install sound-proofing? Yes No

APPLICANT HISTORY

44. Has this corporation or any principal been licensed previously? Yes No If yes, please indicate name of establishment(s): The Wayland / Good Night Sonny / The Lost Lady
45. Address: 70 E 9th S t/134 1st Ave / 171 173 Ave C 47. Community Board # 3
46. Dates of operation: 10/2011-Present / 04/2015-Present / 06/2017-Present
47. Has any principal had work experience similar to the proposed business? Yes No If yes, explanation of experience or resume.
48. Does any principal have other businesses in this area? Yes No If yes, give trade name and describe type of business: See # 44-46
49. 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.

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.

ATTENTION RESIDENTS & NEIGHBORS

An Entity to be formed by Robert Ceraso
Contact# 917-332-8432

Company/DBA Name and Contact Number for Questions

**plans to open a
Restaurant**

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

121-123 St Marks Place

Building Number and Street Name (Address)

This establishment is seeking a license to serve

Beer and Wine

Beer & Wine or Beer

917-332-8432

Applicant Contact Information

**Contact the Applicant or COMMUNITY BOARD 3
With any questions or concerns.
info@cb3manhattan.org - www.cb3manhattan.org**

ATTENTION RESIDENTS & NEIGHBORS

第 3 社區居民 請注意

An Entity to be formed by Robert Ceraso
Contact# 917-332-8432

公司名字(Company) and/和 聯繫人的資料 (Contact Info)

Plans to open a (以上的店主想要在第 3 社區申請生意相關牌照擴展生意)

Restaurant

(請選擇/please choose) 酒吧 (Bar)/餐館 (Restaurant)
戶外咖啡 (Sidewalk Café) or 或者
後院花園咖啡(Backyard Use)

121-123 St Marks Place

Address/生意地址

seeking a license to serve(以上的店主想要請以下相關酒牌照)

Beer and Wine

(請選擇/please choose) 啤酒和酒牌照 (Beer & Wine) or/或者
啤酒牌照 (Beer) or/或者
酒和烈酒牌照 (Wine & Liquor)

如有任何疑問或關注，請聯繫申請者或第三社區委員會
info@cb3manhattan.org - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

An Entity to be formed by Robert Ceraso
Contact # 917-332-8432

Company Name/ Contact Info

Nombre de la Compañía/el teléfono de contacto

Plans to open a:

Planifique abrir un/una:

Restaurant

(Please choose) Bar/Restaurant
sidewalk café/backyard use

(Favor de escoger) una Barra/un Restaurante
un café de acera o un patio de atrás

121 123 St Marks Place

address

dirección

Seeking a license to serve

En búsqueda de una
licencia para servir:

Beer and Wine

Beer & Wine or Beer/Wine & Liquor

Cerveza y vino o cerveza/vino y bebidas alcohólicas

At COMMUNITY BOARD 3
SLA & DCA Licensing
Committee Meeting

En la JUNTA COMUNITARIA 3
La reunión del Comité
de Licencias del SLA y del DCA

Si hay preguntas o inquietudes, favor de comuníquese con el solicitante o
la Junta Comunitaria 3.

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