



# 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

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](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: 04/30/2021

**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: N/A

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Restaurant

Corporation and trade name of current license: N/A

### APPLICANT:

Premise address: 121 123 St. Marks Place

Cross streets: Avenue A and 1st Avenue

Name of applicant and all principals: Little Saint Inc

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: \_\_\_\_\_

Sidewalk cafe

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) Monday to Thursday: 4pm to 1am; Friday to Sunday: 12pm to 1am

Number of tables? 19 Total number of seats? 60

How many stand-up bars/ bar seats are located on the premise? One/5 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): L-shaped - Left Wall of Premises

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

American Grill

What are the hours kitchen will be open? all hours of operation

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

How many employees will there be? TBD

Do you have or plan to install  French doors  accordion doors or  windows? N/A

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: small speakers

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**

<b>Corporate Name and DBA Name</b>	<b>Business Address</b>	<b>Dates of Operation</b>
Eldridge Bistro LLC d/b/a The Wayland	700 E 9 <sup>th</sup> Street New York, NY 10009	10/2011-Present
Little Rebel In d/b/a Good Night Sonny	134 1 <sup>st</sup> 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
Animals Group Inc	90 St Marks Pl New York, NY 10009	06/2020-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? 16

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. 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) American Grill restaurant, or  I will operate a \_\_\_\_\_,  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 4pm-1am; Tue 4pm-1am; Wed 4pm-1am;  
 Thu 4pm-1am; Fri 12pm-1am; Sat 12pm-1am;  
 Sun 12pm-1am. (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 OR  My sidewalk café hours will be same as hours of operation as restaurant
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 live performances or televised sports.  I will have a closed fixed façade with no open doors or windows except my entrance door 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 live performances or televised sports.

8. I will not have  DJs,  live music,  promoted events,  any event at which a cover fee is charged,  scheduled performances,  more than \_\_\_\_\_ DJs per \_\_\_\_\_,  more than \_\_\_\_\_ private parties per \_\_\_\_\_, \_\_\_\_\_ number of TVs.
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 restrictions OR  I will have happy hour and it will end by \_\_\_\_\_.
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

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.

<b>Proximity Report For:</b>	
Location	<b>121 Saint Marks Pl, New York, 10009</b>
Geocode	<b>Latitude: 40.72691 longitude: -73.98342</b>
Report Generated On	<b>4/30/2021</b>

<b>8 Closest Liquor Stores</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>
EAST VILLAGE WINES & SPIRITS INC Ser #: 1302369	138 1ST AVE NEW YORK, NY 10009	531 ft
BRIX NYC LLC Ser #: 1298290	170 AVENUE B STORE SOUTH NEW YORK, NY 10009	1,029 ft
NIZGA CORP Ser #: 1023551	58 AVENUE A NEW YORK, NY 10009	1,035 ft
CONVIVE PARTNERS LLC Ser #: 1290950	196 AVENUE A NEW YORK, NY 10009	1,057 ft
SAKAYA INC Ser #: 1189050	324 E 9TH STREET (WEST STORE) 1ST & 2ND AVE. NEW YORK, NY 10003	1,149 ft
JCCSM INC Ser #: 1274393	45 1ST AVE SPACE 1-D NEW YORK, NY 10003	1,422 ft
MIAT LIQUORS INC Ser #: 1023526	166 2ND AVE NEW YORK, NY 10003	1,435 ft
CARMAD INC Ser #: 1023546	224 226 1ST AVE NEW YORK, NY 10009	1,492 ft

<b>Schools within 500 feet</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>
GEORGE JACKSON ACADEMY	104 ST MARK'S PL NEW YORK, NY 10009	306 ft

<b>Churches within 500 feet</b>	
<b>Name</b>	<b>Distance</b>
Taurus Seventh E LLC	221 ft
Citylight Church	250 ft
St Marys American Orthodox Greek Catholic Church	250 ft
St Stanislaus B & M Church	394 ft
St Nicholas Carpatho-Russian Orthodox Greek Catholic Church	443 ft

**Pending On Premises Liquor Licenses within 750 feet**

<b>Name</b>	<b>Address</b>	<b>Distance</b>
CRIF DOGS ST MARKS LLC Ser #: 1333902	113 ST MARKS PL NEW YORK, NY 10009	118 ft

**Active On Premises Liquor Licenses within 750 feet**

<b>Name</b>	<b>Address</b>	<b>Distance</b>
KING ME KONG LLC Ser #: 1310387	119 SAINT MARKS PL STORE #2 OR FRNT2 NEW YORK, NY 10009	47 ft
BAC 115 CORP Ser #: 1287332	115 ST MARKS PL STORE 1 NEW YORK, NY 10009	90 ft
LUDWIKA MICKEVICIUS Ser #: 1024637	135 AVE A NEW YORK, NY 10009	136 ft
118 RESTAURANT LLC Ser #: 1322976	118 SAINT MARKS PL NEW YORK, NY 10009	173 ft
ST DYMPHNAS LLC Ser #: 1316327	117 AVENUE A NEW YORK, NY 10009	190 ft
WISHBONE PRODUCTIONS INC Ser #: 1024680	141 AVENUE A AKA 442 E 9TH STREET NEW YORK, NY 10009	197 ft
TOZZER LTD Ser #: 1053133	112 AVENUE A NEW YORK, NY 10009	228 ft
SADA THREE LLC Ser #: 1280002	132 ST MARKS PL NEW YORK, NY 10009	282 ft
YUCA BAR & RESTAURANT INC Ser #: 1142126	111 AVENUE A EAST 7TH STREET NEW YORK, NY 10009	305 ft
TDDG INC Ser #: 1273910	126 ST MARKS PL NEW YORK, NY 10009	313 ft
SEVEN A CAFE INC Ser #: 1024665	130 E 7TH STREET AKA 109 AVENUE A NEW YORK, NY 10009	330 ft
BUA NEW YORK LLC Ser #: 1154910	122 SAINT MARKS PLACE NEW YORK, NY 10009	336 ft
NEW STATFORD RESTAURANT INC Ser #: 1024650	121 ST MARKS PLACE NEW YORK, NY 10009	347 ft
LE MIU CORP Ser #: 1169576	107 AVE A 6TH & 7TH STREET NEW YORK, NY 10009	349 ft
MOONWALKERS RESTAURANT CORP Ser #: 1024644	101 AVENUE A NEW YORK, NY 10009	442 ft
RIVKA INC Ser #: 1155091	101 ST MARKS PLACE NEW YORK, NY 10009	467 ft
ANIMALS GROUP INC Ser #: 1323698	90 ST MARKS PL AKA 132 1ST AVE NEW YORK, NY 10009	509 ft
DEATH & CO EAST VILLAGE LLC Ser #: 1313715	433 E 6TH ST NEW YORK, NY 10009	513 ft
TABLE 20 LLC Ser #: 1317857	94 96 AVENUE A NEW YORK, NY 10009	523 ft
BIG LEE AND SASHAS INC Ser #: 1303765	140 1ST AVE NEW YORK, NY 10009	536 ft



Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
CIEN FUEGOS LLC Ser #: 1239384	95 AVENUE A AKA 445 E 6TH ST NEW YORK, NY 10009	541 ft
CORSICA ENTERTAINMENT INC Ser #: 1170273	505 E 6TH STREET AVENUES A & B NEW YORK, NY 10009	543 ft
LITTLE REBEL INC Ser #: 1285359	134 1ST AVE NEW YORK, NY 10009	558 ft
MALA PROJECT EAST VILLAGE LLC Ser #: 1319413	122 1ST AVE NEW YORK, NY 10003	560 ft
CITY BEV NY LLC Ser #: 1313771	120 1/2 1ST AVE NEW YORK, NY 10009	570 ft
1465 CDM INCORPORATED Ser #: 1140940	126 1ST AVENUE NEW YORK, NY 10009	578 ft
BA VICTORY CORP Ser #: 1268813	513 E 6TH ST NEW YORK, NY 10009	582 ft
A10TH KITCHEN GROUP INC Ser #: 1326371	162 AVENUE A NEW YORK, NY 10009	596 ft
PINEAPPLE CLUB LLC THE Ser #: 1321228	509 E 6TH ST NEW YORK, NY 10009	596 ft
ELLSFRED INC Ser #: 1263574	520 E 6TH ST NEW YORK, NY 10009	608 ft
BOGGY DEPOT INC Ser #: 1117052	85 AVENUE A 5TH & 6TH STREETS NEW YORK, NY 10009	614 ft
CAFETASIA INC Ser #: 1259691	85 AVENUE A STORE 1 NEW YORK, NY 10009	617 ft
SCHEIB S PLACE INC Ser #: 1249765	80 ST MARKS PLACE NEW YORK, NY 10003	632 ft
AVE A KARAOKE CORP Ser #: 1110686	81 AVENUE A 5TH & 6TH STREETS NEW YORK, NY 10009	645 ft
BALLINGERS EV LLC Ser #: 1317190	85 AVENUE A LOWER SOUTHERN STORE #5 NEW YORK, NY 10009	649 ft
JARLENE CORP Ser #: 1290480	160 1ST AVE NEW YORK, NY 10009	656 ft
W C O U RADIO INC Ser #: 1024404	115 1ST AVENUE NEW YORK, NY 10003	658 ft
INSIANG LLC Ser #: 1270090	111 1ST AVE NORTH STORE NEW YORK, NY 10003	662 ft
YORI NYC CORP Ser #: 1279818	119 1ST AVE NEW YORK, NY 10003	682 ft
BARMAR LLC Ser #: 1108851	77 ST MARKS PLACE NEW YORK, NY 10003	695 ft
75 ST MARKS PLACE LLC Ser #: 1262361	75 ST MARKS PL NEW YORK, NY 10003	728 ft
AGN RESTAURANT LLC Ser #: 1295706	166 1ST AVE NEW YORK, NY 10003	738 ft
DELTA 510 CORP Ser #: 1311570	510 E 11TH ST NEW YORK, NY 10009	744 ft
JUSTIFIED LLC Ser #: 1246384	102 1ST AVENUE NEW YORK, NY 10009	744 ft

**Active On Premises Liquor Licenses within 750 feet**

Name	Address	Distance
HOUSE OF HEALTH HEALING AND HAPPINESS INC, THE Ser #: 1275274	405 E 6TH ST NEW YORK, NY 10009	748 ft



# 123 Saint Marks Place

## START

### 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

Shrimp Head Butter, Garlic Toast

### Endive & Gem Salad

Blue Cheese, Bacon, Hazelnut Brittle

### Frisée Lardon Salad

Smoked Pork Jowl, Radish, Dijon-Shallot Dressing, Fried Egg

## MIDDLE

### Linguine with Mixed Clams

Calabrian Chili, Garlic Crumbs

### Lobster Roe Gnocchi

Maine Lobster, Uni Butter, Fried Tarragon

### Daily Soup Course

Minestra Maritata With Our Long Stock & Green Vegetables

Add Roasted Marrow Bones

Served Tableside For 2, 4 Or 6 Guests

# 123 Saint Marks Place

## MAINS

**Hot Smoked Sockeye Salmon**

Lemon, Parsley

**Whole Dungeness Crab**

Chili Butter

**Whole Market Fish**

Dill-Mint Chimichurri, Radish Salad

**Lamb Shank**

Green Garlic Sausage, Black Rice

**Butcher Steak**

Fermented Chilies, Black Garlic, Fries

**St Marks 12 Hour Prime Rib Sunday**

Double Cut & Served with Long Jus, Smoked Jus

& Horseradish Sauce

**Available Sunday Only**

**Reservations Suggested**

## 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**



















