



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3
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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

At its September 2025 monthly meeting, Community Board 3 passed the following resolution:

Community Board 3 Guidance To Liquor License Applicants

WHEREAS, Community Board 3 offers the following guidance for liquor license applicants. This guidance will advise applicants regarding policies that inform CB 3's votes as well as create consistency in Board's recommendations. This guidance will additionally allow meetings to be shorter and more efficient, which is a benefit to applicants, board members, and the public.

Prior to submitting your application, CB3 suggests you review previous CB3 SLA questionnaires, resolutions, and meeting recordings, which are available on the CB3 website and reach out to nearby community groups and residents to inform them of your plans (see CB3's website for list of community groups).

- When reviewing applications one of the main criteria that CB3 considers is the current use/impact of the location. The goal is to ensure that any new licenses do not increase the impact, whether hours or method of operation, on the community.
- For applications subject to the 500-foot rule, full on-premises liquor license applications for previously unlicensed locations in saturated areas will generally not be supported. This applies to portions of the East Village (especially Avenue A, Avenue B, Avenue C and St. Marks Place) and the upper Lower East Side (Allen Street to Essex Street, East Houston Street to Delancey Street) areas, but the number of licenses and quality of life complaints in all areas will be considered. The New York State Liquor Authority considers any lapse in licensing of the premises to render the location previously unlicensed. Residential streets, and those with commercial overlays, will be considered differently than busy commercial avenues.
- For applications in problem areas that are likely to be approved by the State Liquor Authority, CB 3 will consider stringent stipulations, such as early closing hours, that address persistent quality of life issues like late night noise and congested streets and sidewalks.
- CB 3 adheres to zoning regulations when making recommendations. Before presenting a business plan, please check the zoning of the proposed location. A common mistake is applying for method of operations not compliant to residential zoning. This would include expansion of existing space at nonconforming locations in residential areas and non-compliant method of operation. Under the current Open Dining regulations, that includes any outdoor space not on municipal property. R and C-1 zoning prohibits scheduled performances, outdoor use on private property, and ticketed events. Please check the Certificate of Occupancy for proposed locations.