



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3
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Paul Rangel, Board Chair

Susan Stetzer, District Manager

At its September 2021 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 inform applicants regarding policies that inform CB 3's votes as well as create consistency in policies informing the Board's recommendations. The guidance will additionally allow meetings to be shorter and more efficient, which is a benefit to applicants, board members, and the public. CB 3 reviews each application based on its specific circumstances and numerous criteria, but the following points are considered carefully:

- For applications subject to the 500-foot rule that do not show public interest, previously unlicensed locations in saturated areas will generally not be supported, particularly portions of the East Village (especially Avenue A 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. Residential streets, including 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 always 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.