



# THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

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Paul Rangel, Board Chair

Susan Stetzer, District Manager

April 2022 Full Board Minutes

Meeting of Community Board 3 held on Tuesday, April 26, 2022 at 6:30pm via Zoom.

Public Session:

Battalion Chief Matthew Moog – Speaking on the fire on Mulberry St. at 3:45 am on April 15. Alarm 911 call came from the home attendant of the victim where the fire started. There were no smoke detectors in the apartment. A second woman from another apartment was pulled alive from fire but died in the ambulance. Number of tenants displaced by the fire is unknown. It's a six-story building with six apartments on each floor. There is structural damage to the building

Tommy Loeb (Community Member) Speaking on ESCR– The public has been lied to repeatedly. We had to go to court to uncover reports that should be public. Excessive lead has been found during the dig and this has not been mitigated. We have tried and cannot get air quality reports. We are told we have to FOIL them. It is disappointing that the board is not taking a more active role.

Harriet Hirschhorn (Community Member) – Children need time to play and exercise to be healthy. They have no where to go now that the park is being destroyed. You approved urban deforestation. Trees are being killed. This is not about the park it is about real estate and development.

Laura Toms (Community Member) – It was shocking to see the trees destruction in the park when I moved back here. We need public hearings to be held regarding the destruction. Many WTC victims live in this area and have breathing issues.

Catherine Fried (Community Member) –Trying to get information out of the city about air quality is impossible. There are a lot of heavy metals out there and they are devastating to people's health. You can see the dust blowing from the site and we don't know what dangerous metals we are breathing. The community board should call on the elected officials to provide answers on air quality in a public session. We have a high asthma rate and a high covid death rate.

Rita G (Community Member)– I feel that real attempts are not being made to understand the community's concerns about the ESCR? Why is our park being destroyed and we can't get answers to air quality? There is nothing all the trees are gone. The animals have no where to go.

Public Officials:

Mayor Eric Adams:

No report

Public Advocate Jumaane Williams, Phillip Ellison:

No report

Comptroller Brad Landers, Evelin Collado:

No report

Borough President Mark Levine, Tricia Shimamura:

- Parks – The borough president is advocating to increase the parks budget to 1% of the total budget.
- Budget priorities - a summary statement has been compiled based on the community boards resolutions and budget priorities which will be submitted to the city.
- Housing/Evictions –asking the Office of Core Administration that the courts to not take case where tenants do not have representation.
- Covid Plan, Stay Healthy to Stay Open – focus is on increasing booster numbers. Covid safe bags are being distributed. The office is calling on buildings to mandate mask wearing.
- Zoom – Open meeting law will be in effect for the next two years, allowing community boards to meet hybrid. Boards must pass a resolution and have a public hearing on open meetings before holding hybrid meeting after June 8th. Our office can provide sample language for your resolution.
- New member appointments - Aiming for 1st week of May to finalized appointments.
- ESCR - Contact the office for specific questions regarding the ESCR project. We will ask for more presentations and updates on the park.

Congressmember Nydia Velazquez, Lingxia Ye:

- The Omnibus Spending Bill that was passed will provide an increase in infrastructure investment for NY. Funding is available for public transit, electric charging stations, and pedestrian and bike paths

Congressmember Carolyn Maloney, Victor Montesinos:  
No report

Assemblymember Yuh-Line Niou, Amy Vera:

- Our office continues to provide free masks sanitizers and testing kits.
- Voted against funding for the Bills' stadium.
- Voted for AAPI funding to fight Asian hate.

Assemblymember Deborah J. Glick, Charlie Anderson:  
No report

Assemblymember Harvey Epstein, Chanel Elliott:

- Working to ban crypto mining in the state.
- We have a bill we are introducing to continue to allow composting in our public parks.
- Bill for City amnesty program, which will allow city to legalize the illegal units, has been introduced.
- In Tompkins Sq Park we are meeting with people living in the park to offer them services and housing. We want to work with Mayor Adams to get a better solution.

State Senator Brian Kavanagh, Patricia Olan: -

- Recently passed state budget includes a large increase in funding for K-12 and SUNY/CUNY.
- \$350 million was secured for NYCHA capital funding.
- Funding was increased to facilitate converting hotels to permanent housing.
- Two Bridges coalition has been appointed.
- Chinatown DRI is moving forward.
- Working hard to get NYCHA to make repairs and provide basic services.

State Senator Brad M. Hoylman, Caroline Wekselbaum:

- Adult survivors act passed the senate today.
- Voted against bills stadium.
- Advocated for programs to support traveling musicians.
- Voted to make NY a safe haven for transgender youth with the gender recognition act.

Councilmember Christopher Marte, Jennifer Chiao:

- Working to pass legislation for 911 survivors focusing on school-aged children, teachers and staff.
- Working to pass legislation to end 24 hr. work shifts for home attendants.
- Held first helmet giveaway.
- Working with tenants and business at 78 Mulberry St. that were displaced by the fire to help them return to their homes.

Councilmember Carlina Rivera, Isabelle Chandler:–

- Top budget priorities - improving access to health, mental health, and safety, investing in a cleaner NY, protecting housing opportunities, and homeless services, fairness in justice system and funding schools.
- Recently Introduced housing package including legislation of lead safety.
- I am asking that the mayor end the sweeps of homeless encampments.
- Continuing to work on the CHARAS issues and returning it to the community

District Attorney Alvin Bragg:

- Focusing on gun violence and preventing gun violence and preventing hate crimes. Planning on expanding the hate crimes unit.
- Will increase proactive investigations and expand community engagement and enhance relationships with community agencies. Victims can reach out to our office.
- Increase in shoplifting. We will reach out to the BIDS and small business owners who can also reach out to our office. First time offenders we will try to refer them to programs to try to help them.

Members Present at First Vote:

David Adams	[P]	Jonathan Chu	[A]	Jaime Felber	[P]
Yaron Altman	[P]	David Crane	[P]	Shirley Fennessey	[P]
Jesse Beck	[P]	Eric Diaz	[A]	Ryan Gilliam	[P]
Lee Berman	[P]	Tareake Dorill	[A]	Debra Glass	[P]
Karlin Chan	[P]	Alistair Economakis	[P]	Andrea Gordillo	[P]

Kanielle Hernandez	[P]	Alysha Lewis-Coleman	[A]	Heidi Schmidt	[P]
Herman Hewitt	[P]	David Louie	[P]	Laryssa Shainberg	[P]
Trever Holland	[P]	Laura Lugo	[P]	Anisha Steephen	[P]
Linda Jones	[P]	Ellen Luo	[A]	Sandra Strother	[P]
Vaylateena Jones	[P]	Michael Marino	[P]	Daniel Tainow	[P]
Lisa Kaplan	[P]	Michael Perles	[A]	Josephine Velez	[P]
Olympia Kazi	[P]	Paul Rangel	[P]	Troy Velez	[P]
Jeanette Kim	[P]	Damaris Reyes	[A]	Rodney Washington	[P]
Michelle KupperSmith	[P]	Richard Ropiak	[P]	Kathleen Webster	[P]
Mae Lee	[P]	Thomas Rosa	[P]	Jacky Wong	[A]
Wendy Lee	[P]	Robin Schatell	[P]	Ricky Wong	[P]

Minutes:

Minutes of February 2022 were approved, as is.

**40 YES 0 NO 0 ABS 0 PNV MOTION PASSED**

Board Chairperson's Report:

Chairperson Paul Rangel

- We are virtual until June 8th. Afterward we will be hybrid. We will be working on the logistics of that new format until then so we can have a process in place
- Still waiting for new members to be appointed.
- CB3 is cohosting a forum on cannabis and how it relates to our community with CBs 1, 2, 4, and the borough president's office on Thursday April 28 at 7 pm. 18 Bleeker St.

District Manager's Report:

District Manager Susan Stetzer

- The agenda for May will be posted Thursday morning.
- SYEP has extended the deadline for applications until May 6. More money has been applied to the program this year increasing the opportunities
- Loud music complaints are up along with the warmer weather. There will be enforcement of noise complaints this year.
- There is an increase in abandoned sheds. A shed is considered abandoned if it is not used for 30 days. You can report abandoned sheds. I will make a list of locations.
- We will be getting new responses to our budget requests when the executive budget is released. As soon as the responses come in, they will be posted on the website.
- If you have a complaint regarding a street production even (i.e., an opening or celebration) please let the office know. The complaint can be attached to the application and will be considered the following year.

Committee Reports:

**Executive Committee**

no votes necessary

**Health, Seniors, & Human Services / Youth, Education, & Human Rights Committee**

1. Approval of previous month's minutes  
approved by committee
2. Planning for panels  
no vote necessary
3. Follow up letter to CM Bottcher 8-point plan

**VOTE: TITLE: Letter of Support and Additional Comments for CM Bottcher's 8-Point Mental Health Plan**

Support and provide additional comments for CM Bottcher's 8-Point Mental Health Plan

Dear Councilmember Bottcher:

Thank you for attending the February 3, 2022, CB3 Health Seniors Human Services Youth Education Human Rights committee meeting to speak about your 8 point plan for addressing New York City's mental health crisis. The plan meets many of the crucial needs of our CB3 community and of the larger NYC community.

Below are some important additional points that were brought up during the meeting:

Youth

Many mental health problems present themselves in late teen years – and much can be done to prevent these crises through methodology such as social emotional learning (SEL) in schools. If/when children are in mental health crises, parents are often on their own when searching for resources. Many may not know how or are unable to access information needed. There is a need for improved case coordination and planning at the NYC Department of Education, so parents can know what accessible resources are available for their child – whether it is at the school, in the community, in hospital, or outpatient

Students with special needs who live in temporary housing  
Currently social workers are being sent to serve students at NYC Department of Education District 75 schools. This is being funded by federal Covid-19 stimulus funds. These social workers are a much-needed resource. However, these social workers only have a 2-year contract. Funding is needed to continue this beyond the 2022-2023 school year.

People living on the street with mental illness and substance abuse needs  
We would like to see a plan to address the needs of unhoused people who need mental health resources and harm reduction services

Senior citizens  
Senior citizens who live alone have greater mental health challenges and issues. There is assistance available to help these seniors with daily living activities and responsibilities such as bill paying. However, the mental health issues are not being dealt with. There needs to be an expansion of the friendly visiting programs – both virtual and in-person.

Case management is needed for post psychiatric hospitalization  
There is a need for interagency coordination, communication, consistency, and assigned staffing, so that people can continue to get the help they need when they are in between services or when they leave a hospital.

Resources for low-income people of color  
Many low-income people of color are often in need of resources that are both affordable and accessible, but these services are lacking. People in crisis need to stay in hospital more than two weeks, however mental health hospitals are overwhelmed. While some facilities are doing well, there are not enough beds overall. Numbers of in-patient psychiatric beds must be returned to pre Covid levels and also increased. In addition, there is a need for more club houses such as Fountain House and more funding needs to be put into community-based programs.

We hope you continue promoting the plan. We look forward to working with you to move it forward  
Please let us know how we can support it.

4. Possible joint cb2/3 meeting/forum on mental illness needs in community  
no vote necessary
5. CAB/CEC reports  
no vote necessary
6. Discussion of future agenda items  
no vote necessary
7. Vote to adjourn  
approved by committee

**38 YES 0 NO 0 ABS 0 PNV MOTION PASSED**

**SLA & DCA Licensing Committee**

1. Approval of previous month's minutes  
approved by committee

**New Liquor License Applications**

2. Pinky Swear (Wallabout Entertainment LLC), 6 St Marks Pl (op)  
withdrawn
3. Waypoint Cafe NYC (Waypoint Media Cafe LLC), 65 Ludlow St (wb)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached**

**WHEREAS**, Waypoint Media Café LLC doing business as Waypoint Cafe NYC, is seeking a wine, beer, and cider license, in the premises located at 65 Ludlow Street, between Broome Street and Grand Streets, New York, New York; and

**WHEREAS**, this is an application for an establishment with a Letter of No Objection of 74 people, 15 tables with 30 seats and 30 PCS stations with 30 seats and a 12' by 4' rectangular bar with no seats, a food prep area, serving café food during all hours of operation, four televisions, background music; and

**WHEREAS**, there are 21 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, this location has been operating as an internet/gaming café since 2017 and is located across the street from 5 schools across the street at 350 Grand Street; and

**WHEREAS**, the applicant has never previously been a license holder; and

**WHEREAS**, there were no commercial 311 complaints at this location with NYPD action necessary since 2018; and

**WHEREAS**, 14 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a wine, beer, and cider license for Waypoint Media Café LLC, for the premises located at 65 Ludlow Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as an eSports / gaming cafe, with a food prep area serving food at all hours of operation,
- 2) its hours of operation will be opening no later than 8:00 A.M all days and closing by 10:00 P.M. Sunday to Thursday and 1:00 A.M. Friday and Saturday,
- 3) it will not use outdoor space for commercial usage,
- 4) it 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,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, or scheduled performances,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials with food,
- 9) it may have "happy hours" until 7:00 P.M. each night,
- 10) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

4. Marufuku Ramen (EK Food Services Inc), 92 2nd Ave (upgrade to op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached**

**WHEREAS**, EK Food Services, Inc. doing business as Marufuku Ramen, is seeking an upgrade to a full on-premises liquor license, in the premises located at 92 2nd Avenue (south storefront), between East 5th Street and East 6th Street, New York, New York; and

**WHEREAS**, this is an application for an establishment with a certificate of occupancy of 70 people, 17 tables and 36 seats with one 36 foot bar with 15 seats, serving Japanese food specializing in ramen prepared in a full service kitchen served during all hours of operation, no televisions, ambient recorded background music only played over four speakers; and

**WHEREAS**, there are 20 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, this applicant has been licensed with a tavern wine license at this location since November 2021 with no 311 complaints or issues known to the Community Board 3 office; and

**WHEREAS**, there were zero commercial 311 complaints at this location with NYPD action necessary since 2018; and

**WHEREAS**, 32 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for EK Food Services, Inc., for the premises located at 92 2nd Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant, with Japanese food specializing in ramen prepared in a full kitchen served during all hours of operation,
- 2) its hours of operation will be opening no later than 11:30 A.M. all days and closing by 12:00 A.M. Sunday to Thursday and 1:00 A.M. Friday and Saturday,
- 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 4) it 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 non-musical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials with food,
- 9) it may have "happy hours" until 7:00 P.M. each night,
- 10) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

5. Offside (OT AT LLC), 94 Ave A (op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached**

**WHEREAS**, OT AT LLC doing business as Offside, is seeking a full on-premises liquor license, in the premises located at 94 Avenue A, at East 6th Street, New York, New York; and

**WHEREAS**, this is an application for an establishment with a Letter of No Objection of 74 people, 17 tables and 44 seats with one 26-foot bar with 12 stools, American comfort food prepared in a full kitchen, serving food during within one hour of closing, a to be determined number of televisions, ambient recorded background music only; and

**WHEREAS**, there are 21 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, this location is currently licensed with a full on-premises license as Table 20 LLC doing business as August Laura and has been since September 2019 with stipulations including closing all nights by 4:00 A.M. indoors and 11:00 P.M. outdoors and recorded music only, no DJs or live music; and

**WHEREAS**, this location was the subject of complaints while it was Sidewalk Café, specifically for having live music and not closing the door creating noise issues for residents, and as August Laura for having speakers outside playing music; and

**WHEREAS**, the applicant has never previously been a license holder but worked at Offside Tavern at 137 West 14th Street from January 2017 to July 2020 and has been in the business for a decade; and

**WHEREAS**, there were five commercial 311 complaints at this location with NYPD action necessary since 2018; and

**WHEREAS**, 32 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for OT AT LLC, for the premises located at 94 Avenue A, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant, with American comfort food prepared in a full kitchen, serving food during within one hour of closing,
- 2) its hours of operation will be opening no later than 4:00 P.M. Monday to Friday and 11:00 A.M. Saturday and Sunday and closing by 4:00 A.M. all days,
- 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 4) it will designate an employee to ensure that outdoor customers are not loud and disturbing residents,
- 5) it 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 non-musical performances, or during unamplified live performances or televised sports,
- 6) it will play ambient background music only, consisting of recorded music, which may be played by DJs and will not have live music, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 7) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 8) it will not host pub crawls or party buses,
- 9) it will not have unlimited drink specials with food,
- 10) it may have "happy hours" until 7:00 P.M. each night,
- 11) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

6. Black Rose Management LLC, 159 E Houston St (op)  
withdrawn

7. Next Best LLC, 188 Ave B (op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached**

**WHEREAS**, NextBest LLC Hi-Note, is seeking a full on-premises liquor license, in the premises located at 188 Avenue B, between 11th Street and 12th Street, New York, New York; and

**WHEREAS**, this is an application for an establishment with a letter of No Objection of 74 people indoors and a pending certificate of occupancy for the backyard, five tables and 30 seats with one 15-foot bar, food prepared in a food prep area, serving food described as cafe lite fare, sandwiches, bagged goods, salads served during all hours, with no TVs. There will be four 100 watt speakers, ambient background music during the day, and karaoke at night; and

**WHEREAS**, there are 12 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, this location was previously licensed with a full on-premises license for 23 years as Rue B, a bar specializing in jazz performances with closing hours of 4:00 A.M. all night; and had a mixed history of benefits and problems with live music, with neighbors complaining of crowded sidewalks and sound bleed when music was played with the windows open. It was noted there was less issue when music was played in the back of the bar. It was last heard for a transfer in October 2020 by this board and received conditional approval from the SLA; and

**WHEREAS**, the applicants are previous operators of Sweet 101 LLC DBA Baby Grand at 161 Lafayette St which closed in 2020. They had one relevant 311 complaint with NYPD action necessary since 2018; and.

**WHEREAS**, there were 24 commercial 311 complaints at this location with NYPD action necessary since 2018; and

**WHEREAS**, two letters were submitted to the committee opposing the application because of quality of life issues caused by the previous operator, and

**WHEREAS**, multiple residents of the building testified during the meeting that Rue B caused significant quality of life issues because sound traveled through the building into their apartments and a committee member agreed that the building could not adequately be soundproofed for karaoke; and

**WHEREAS**, 22 residents who live within two blocks of the location including five residents of 188 Avenue B signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Next Best LLC, DBA Hi-Note, for the premises located at 188 Avenue B, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a bar and cafe, with cafe lite fare, sandwiches, baked goods, salads prepared in a food prep area served during all hours of operation,
- 2) its hours of operation will be opening no later than 8 A.M all days and closing by 2 A.M all days,
- 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 4) it 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 non-musical performances, or during unamplified live performances or televised sports
- 5) it will play ambient background music only (no karaoke), consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials with food,
- 9) it will not have "happy hours," it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 10) it will install soundproofing as necessary in consultation with a sound engineer so no sound from the premises is audible in surrounding apartments,
- 11) utilize a texting system to ensure that patrons do not crowd the sidewalk in front of the premises,
- 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

8. Book Club Bar LLC, 197 E 3rd St (upgrade to op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached**

**WHEREAS**, Book Club Bar LLC, is seeking an upgrade from a tavern wine license to a full on-premises liquor license, in the premises located at 197 East 3rd Street, between Avenue A and Avenue B, New York, New York; and

**WHEREAS**, this is an application for an establishment with a certificate of occupancy of 74 people, 7 tables and 21 seats with one 20-foot L-shaped bar, café food prepared in a food prep area, serving food during all hours of operation, no televisions, ambient recorded and live background music; and

**WHEREAS**, there are 11 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, this applicant has been operating at this location since 2019 and was approved by Community Board 3 for a tavern wine license in July 2019 with stipulations including hours of operation will be 8:00 AM to 12:00 PM all days, hours of operation for the rear yard 10:00 A.M. to 9:00 P.M. all days, play ambient background music only, consisting of recorded music generally and live acoustic unamplified music consisting of no more than one musician playing no more than one time per week no later than 9:00 P.M., but will not have DJs, promoted events, scheduled performances or any event at which a cover fee will be charged but may have book signings and other book-related events; and

**WHEREAS**, the previous licensee at this location was heard for its original application for a full on-premises liquor license by Community Board 3 in May 1997, and was approved after it represented that it would operate as a full-service restaurant, with hours of operation of 5:00 P.M. to 4:00 A.M. all days, no commercial use of any outdoor areas, a kitchen and a full menu; and

**WHEREAS**, the previous licensee was then heard by Community Board 3 for the renewal of its full on-premises liquor license in February of 2008, because there had been resident complaints of noise from patrons and music and lack of oversight and control of patrons in front of the business and in its backyard and it was approved provided it agreed to stipulations to 1) use an installed limiter, 2) employ licensed security guards Fridays and Saturdays and other days as needed to control noise and crowds outside, 3) maintain crowds and noise in the front of the business and in the backyard, and 4) immediately address resident complaints; and



**WHEREAS**, the previous licensee was then denied its renewal by Community Board 3 in December of 2015, and Community Board 3 asked that the SLA either revoke its full on-premises liquor license or enforce the method of operation as a restaurant with no commercial use or any outdoor areas that was approved by the SLA; and

**WHEREAS**, the SLA then revoked the full on-premises liquor license of the previous licensee, the revocation was appealed after the death of the licensee and the SLA then cancelled the license; and

**WHEREAS**, there was one commercial 311 complaint at this location with NYPD action necessary since 2018; and

**WHEREAS**, one resident of 197 East 3rd Street and another resident of East 3rd Street wrote in opposition to this application because of noise issues caused by current usage of the backyard; and

**WHEREAS**, five nearby residents including one East 3rd Street resident wrote in support of the application because they support the overall business as it currently operates; and

**WHEREAS**, 24 residents who live within two blocks of the location, including five residents of 197 East 3rd Street, signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Book Club Bar LLC, for the premises located at 197 East 3rd Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a bookstore with café food prepared in a food prep area, serving food during all hours of operation
- 2) its hours of operation will be opening no later than 8:00 A.M. and closing by 2:00 A.M. all days,
- 3) its hours of operation for its rear yard will be 10:00 A.M. to 9:00 P.M. all days,
- 4) it 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 non-musical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music and live acoustic unamplified music consisting of no more than one musician playing no more than one time per week no later than 9:00 P.M., but will not have DJs, promoted events, scheduled performances or any event at which a cover fee will be charged but may have book signings and other book-related events,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials with food,
- 9) it may have "happy hours" until 7:00 P.M. each night
- 10) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

9. GPGB LLC, 225 Bowery (aka 3 Freeman Alley) (op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached**

**WHEREAS**, GPGB LLC and 225 Bowery LLC doing business as Untitled @ 3 Freeman Alley and TBD, are seeking a hotel on-premises liquor license, in the premises located at 225 Bowery aka 3 Freeman Alley, between Rivington Street and Stanton Street, New York, New York; and

**WHEREAS**, this is an application for a hotel with a certificate of occupancy of 170 people on the ground floor and 218 on the 11th floor, 64 tables with 251 seats and one 32-foot bar with 16 seats on the ground floor and 29 tables with 151 seat and one 23-foot bar with six seats on the 11th floor, modern Middle Eastern food prepared in a full kitchen, serving food during all hours of operation, no televisions, live and recorded ambient background music; and

**WHEREAS**, this application requests multiple licensed spaces within the hotel:

- *Ground floor (indoors)*: restaurant open from 7:00 A.M. to 4:00 A.M., food served at all hours of operation, and recorded music that may be curated by a DJ at ambient background levels;
- *Ground floor (outdoors)*: restaurant annex open from 7:00 A.M. to 12:00 A.M., food served at all hours of operation, and recorded music at ambient background levels;

- *11th floor (indoors):* lounge open from 7:00 A.M. to 4:00 A.M., food served at all hours of operation, and recorded music that may be curated by a DJ at ambient background levels;
- *11th floor (outdoors):* lounge open from 7:00 A.M. to 2:00 A.M., food served at all hours of operation, and recorded music at ambient background levels;

**WHEREAS**, the applicant provided a sound specifications that outdoor speakers will be placed on the ground to minimally impact ambient sound and that will be turned off 30 minutes before closing times; and

**WHEREAS**, the applicant provided an assessment from a security company that at peak operating times the hotel have an average of five licensed security guards stationed on the ground floor at 225 Bowery and 3 Freeman Alley and the 11th floor to manage crowds and maintain any queues within the interior footprint of the venue; and

**WHEREAS**, the applicant proposes to use entrances at 225 Bowery and 3 Freeman Alley for customer ingress and egress but will only use 3 Freeman Alley as an entrance after 10:00 P.M.; and

**WHEREAS**, there are 15 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, this location was approved as a hotel by Community Board 3 in January 2018 with stipulations including 1) there will be entrances to the hotel accessible to the public located on Bowery, between Stanton Street and Rivington Street, and an entrance to the hotel located on Freeman Alley, off of Rivington Street, between Chrystie Street and Bowery which will only be accessible to hotel guests using key cards, 2) all loading and unloading will occur on Bowery, 3) deliveries and garbage and other pick-ups will occur on Bowery and garbage will be retained inside of the hotel until pick-up, 4) the hotel will not host or permit pub crawls or party buses in any of its areas, 5) the hotel will not have unlimited drink specials with food in any of the areas where food is served, 6) soundproofing or sound baffling measures will be installed in the publicly accessed areas, consistent with the recommendations of a sound engineer, 7) consistent with the proposed security plan, security guards will be monitoring the hotel during all hours of operation and adjusting their numbers according to the public occupancy and there will be security guards specifically designated to oversee elevators during peak hours of business or after 11:00 P.M. for the eleventh floor restaurant lounge to direct public patrons into and out of the Bowery hotel entrances and to avoid public patrons from exiting through the Freeman Alley entrance, 8) staff or security guards will insure that there is no wait lines, loitering, crowds or noise outside the Bowery or Freeman Alley sides of the business, 9) exterior lights will be at low levels, located on the first story of the hotel only and directed down or away from neighboring windows and on Freeman Alley will specifically consist of one low level sconce mounted on the façade, a light strips along the steps leading to the alley and low level string and pendant lights in the garden area, 10) with respect to the garden area abutting the Freeman Alley entrance of the hotel, there will be no alcohol or food service and no seating; and

**WHEREAS**, this applicant has been licensed at three primary locations in Manhattan: Bread of Lincoln Center LLC dba Breads Bakery (1890 Broadway) since February 2016, the Arlo NoMad Hotel (11 East 31st Street) since March 2019, and 20th Street Food LLC dba Nur (34 East 20th Street) from June 2017 to January 2022 and these locations have no adverse SLA disciplinary history; and

**WHEREAS**, there was one commercial 311 complaint at this location with NYPD action necessary since 2018; and

**WHEREAS**, the committee received one email from a resident of 1 Freeman Alley asking that the applicant abide by the same stipulations proscribed for the previous operator and another email from a resident of 4 Rivington Street reporting that they experienced excessive noise generated by patrons from the ground floor restaurant, bar, and patio area as previously operated and asked that the community board at the very least require the new applicants to abide by the same stipulations as the previous operator; and

**WHEREAS**, a representative of the Bowery Block Association wrote in opposition to the application and noted that the previous operator did not abide by several stipulations it agreed to including that: the Freeman Alley entrance is accessible only to hotel guests using a card key (reported that the backyard gate was open and accessible by the public); security guards are required (reported that there were no security guards); and that the hotel didn't provide a phone number to residents for complaints; and

**WHEREAS**, a lawyer representing residents of 191 Chrystie Street, which abuts the premises, forwarded a letter sent to the applicants outlining the ways that the applicants' proposed method of operation, including using Freeman Alley for public ingress/egress and an increase in lights in the alley, are in contravention to an agreement made between the residents and the prior operator which the lawyer said the applicants are a party to as successors; and

**WHEREAS**, 26 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for GPGB LLC and 225 Bowery LLC, for the premises located at 225 Bowery aka 3 Freeman Alley, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a hotel, with modern Middle Eastern food prepared in a full kitchen, serving food during all hours of operation,
- 2) its hours of operation will be all days:
  - a. *Ground floor (indoors)*: restaurant open from 7:00 A.M. to 4:00 A.M.,
  - b. *Ground floor (outdoors)*: restaurant annex open from 7:00 A.M. to 12:00 A.M.,
  - c. *11th floor (indoors)*: lounge open from 7:00 A.M. to 4:00 A.M.,
  - d. *11th floor (outdoors)*: lounge open from 7:00 A.M. to 2:00 A.M.;
- 3) it may use the ground floor outdoor space within the footprint of the premises for outdoor dining, which must close by 12:00 A.M. all nights and it may use the 11th floor terrace which must close by 2:00 A.M. all nights,
- 4) it 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,
- 5) it will follow the recommendation of the sound study regarding its outdoor spaces and place any outdoor speakers on the ground to minimally impact ambient sound and turn them off 30 minutes before closing,
- 6) there will be entrances and exits to the hotel accessible to the public located on Bowery, between Stanton Street and Rivington Street, and an entrance (but no exit) to the hotel located on Freeman Alley, off of Rivington Street, between Chrystie Street and Bowery,
- 7) all loading and unloading will occur on Bowery,
- 8) deliveries and garbage and other pick-ups will occur on Bowery and garbage will be retained inside of the hotel until pick-up,
- 9) it will play ambient background music only, consisting of recorded and live music and music curated by a DJ in the indoor 11th floor space on Fridays and Saturday only, and will not have promoted events, scheduled performances or any event at which a cover fee will be charged,
- 10) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 11) it will not host pub crawls or party buses,
- 12) it will not have unlimited drink specials with food,
- 13) it may have "happy hours" until 8:00 P.M. each night,
- 14) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside the hotel or within the outdoor footprint of the hotel,
- 15) it will use an online reservations and texting system to manage patrons and direct any patrons without reservations to indoor spaces to wait to ensure they do not crowd the outdoor areas of the premises or adjacent to the premises;
- 16) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 17) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

10. Bar Veloce (FT 328 LLC), 245 Bowery (op)

**VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached**

**WHEREAS**, FT 328 LLC doing business as Bar Veloce, is seeking a full on-premises liquor license, in the premises located at 245 Bowery, at Stanton Street, New York, New York; and

**WHEREAS**, this is an application for an establishment with a certificate of occupancy of 136 people, 17 tables and 136 seats with one 35-foot bar with 20 seats on the first floor, Italian light fare prepared in a food prep area, serving food during all hours of operation, two televisions, ambient recorded background music played over six speakers; and

**WHEREAS**, there are 12 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

**WHEREAS**, this location was previously licensed with a full on-premises liquor license as Gong Hey Fat Choy LLC with hours of operation hours of operation of 11:30 A.M. to 10:30 P.M. Sundays, 11:30 A.M. to 12:00 A.M. Mondays through Wednesdays, 11:30 A.M. to 1:00 A.M. Thursdays and 11:30 A.M. to 2:00 A.M. Fridays and Saturdays; and

**WHEREAS**, there were zero commercial 311 complaints at this location with NYPD action necessary since 2018; and

**WHEREAS**, this applicant has been licensed at least seven other establishments in New York City over the past two decades, including since July 2000 at Bar Veloce at 175 2nd Avenue in Community District 3 and two businesses in neighboring Community District 2; and

**WHEREAS**, a representative from the Bowery Block Association wrote in opposition to the application; and

**WHEREAS**, 13 residents who live within two blocks of the location signed a petition in favor of the application; and

**THEREFORE, BE IT RESOLVED** that Community Board 3 recommends the denial of the application for a full on-premises liquor license for FT 328 LLC, for the premises located at 245 Bowery, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a bar, with light Italian fare prepared in a food prep area served during all hours of operation,
- 2) its hours of operation will be opening no later than 4:00 P.M. and closing by 12:00 A.M. Sunday to Wednesday and 2:00 A.M. Thursday to Saturday,
- 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors,
- 4) it 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 non-musical performances, or during unamplified live performances or televised sports,
- 5) it will play ambient background music only, consisting of recorded music, and will not have live music, DJs, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 6) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 7) it will not host pub crawls or party buses,
- 8) it will not have unlimited drink specials with food,
- 9) it may have "happy hours" until 7:00 P.M. each night,
- 10) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 11) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 12) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

**Items not heard at Committee**

11. Yakiniku West (E Ochi Inc), 218 E 9th St (op/corp change)  
administratively approved
12. Fat Choy (China Bull LLC), 250 Broome St (wb/corp change)  
withdrawn
13. Gastronomic Investment LLC, 127 E 7th St (wb)  
administratively approved
14. Takumi Omakase (Takumi NYC Corp), 181 Essex St (wb)  
administratively approved
15. Dua Kafe (Dua Byrek Inc), 520 E 14th St (wb)  
administratively approved

**Expansion onto Municipal Property (not heard)**

16. Bronx Brewery (The Bronx Brewery East Village LLC), 64 2nd Ave (expansion onto municipal property)  
administratively approved
17. Vote to adjourn  
approved by committee

**38 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding SLA items 3, 7, 8, 9)**

**37 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA items 3, 7, 8)**

**36 YES 1 NO 1 ABS 0 PNV MOTION PASSED (SLA item 9)**

**Landmarks Committee**

no meeting scheduled

**Land Use, Zoning, Public & Private Housing**

1. Approval of previous month's minutes  
approved by committee
2. Hotel Assoc of NYC: oversupply of hotel rooms and low utilization rate of state program to convert hotels to housing  
no vote necessary
3. Finalization of Urban fellow Urban fellow sustainability resiliency project  
**VOTE:** To accept the Green Development/Housing Questionnaire. (see attached questionnaire at the end of the vote sheet)
4. Vote to adjourn  
approved by committee

**38 YES 0 NO 0 ABS 0 PNV MOTION PASSED**

**Transportation, Public Safety, & Environment Committee**

1. Approval of previous month's minutes  
approved by committee
2. School Construction Authority: Construction repair project at Tomkins Middle School, PS 64, and Earth School campus  
no vote necessary
3. Informational presentation re: CM Marte initiative with ACE to expand street cleaning services on LES  
no vote necessary
4. Follow up to list problem intersections for FY 2023 budget planning  
no vote necessary
5. Discussion of future agenda items  
no vote necessary

**Block Party**

6. Street Naming Celebration for Avenues for Justice Way, 5/21, Avenue B (btwn E 6th St and E 7th St)  
**VOTE:** Community Board 3 approves of the street naming celebration for Avenues for Justice Way on Saturday, May 21st 2022, from 12 PM to 5 PM. This will require closure of these streets a few hours before the event: Ave B between 6th and 7th Street.
7. Vote to adjourn  
approved by committee

**38 YES 0 NO 0 ABS 0 PNV MOTION PASSED**

**Economic Development Committee**

no meeting scheduled

**Parks, Recreation, Waterfront, & Resiliency Committee**

1. Approval of previous month's minutes  
approved by committee
2. Parks Manager Update  
no vote necessary
3. ESCR update  
no vote necessary
4. Vote to adjourn  
approved by committee

**38 YES 0 NO 0 ABS 0 PNV MOTION PASSED**

**Personnel and Board Member Matters Task Force**

- Interview and selection of candidates for the ADM position  
**VOTE: TITLE: Selection of candidate for vacant Assistant District Manager position**

To approve the Personnel Task Force's recommendation for the District Manager to offer the Assistant District Manager position to the candidate that the Personnel Task Force decided should be hired.

**37 YES 0 NO 1 ABS 0 PNV MOTION PASSED**

Vote to adjourn

**38 YES 0 NO 0 ABS 0 PNV MOTION PASSED**

Members Present at Last Vote:

David Adams	[P]	Herman Hewitt	[P]	Paul Rangel	[P]
Yaron Altman	[P]	Trever Holland	[A]	Damaris Reyes	[P]
Jesse Beck	[P]	Linda Jones	[P]	Richard Ropiak	[P]
Lee Berman	[P]	Vaylateena Jones	[P]	Thomas Rosa	[P]
Karlin Chan	[P]	Lisa Kaplan	[P]	Robin Schatell	[P]
Jonathan Chu	[A]	Olympia Kazi	[P]	Heidi Schmidt	[P]
David Crane	[P]	Jeanette Kim	[A]	Laryssa Shainberg	[P]
Eric Diaz	[A]	Michelle Koppersmith	[P]	Anisha Steephen	[P]
Tareake Dorill	[A]	Mae Lee	[P]	Sandra Strother	[P]
Alistair Economakis	[P]	Wendy Lee	[P]	Daniel Tainow	[P]
Jaime Felber	[P]	Alysha Lewis-Coleman	[P]	Josephine Velez	[P]
Shirley Fennessey	[P]	David Louie	[A]	Troy Velez	[P]
Ryan Gilliam	[P]	Laura Lugo	[P]	Rodney Washington	[P]
Debra Glass	[P]	Ellen Luo	[A]	Kathleen Webster	[P]
Andrea Gordillo	[P]	Michael Marino	[A]	Jacky Wong	[A]
Kanielle Hernandez	[P]	Michael Perles	[A]	Ricky Wong	[P]

Meeting Adjourned



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

**Green Development/Housing Questionnaire**

RE: \_\_\_\_\_  
(address)

Dear Applicants and Representatives,

Your housing program application has been placed on the agenda of the next meeting of the Land Use Committee of Manhattan Community Board 3. The Land Use Committee will meet on:

\_\_\_\_\_  
(date and time)

\_\_\_\_\_  
(meeting location)

Please confirm your attendance at the meeting and email an electronic version of your application to [mn03@cb.nyc.gov](mailto:mn03@cb.nyc.gov). Submitted materials will be posted to the website.

Please complete the following questionnaire and return it by email to [mn03@cb.nyc.gov](mailto:mn03@cb.nyc.gov) **five business days** prior to the meeting.

Either include electronic copies of the following documents with your questionnaire or bring them to the meeting:

- Site plan with neighboring building heights
- Elevations
- Renderings

Thank you for your help and cooperation. If there are any questions, please call the office.

Sincerely,

Susan Stetzer  
District Manager

**Green Development Questionnaire**

Please note that not every question will be applicable to every development type (i.e. some are geared towards new construction developments, others towards retrofit). If not applicable to your development project, please write "n/a" and **briefly explain why it is not applicable.**

**Green Building Certifications**

Please indicate which, if any, of the following green building certifications you are abiding by and your score in each (if applicable).

Type of certification	Participation (yes/no)	Score (if applicable)
LEED (Leadership in Energy and Environmental Design)		
ENERGY STAR		
Enterprise Green Communities		
BREEAM		
Green Globes		
Living Building Challenge		
National Green Building Standard (NGBS)		
Other		

**Resilient Communities**

Are you conducting a multi-hazard/vulnerability assessment to identify critical risk factors of your property? If so, how are you implementing strategies that ensure the project adapts to, and mitigates, climate related risks? Please detail:

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Are you incorporating ecosystem services/landscape in order to improve air quality or provide greenspace on and/or off-site?:

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Please list any standards you are following or any local, state, federal resources you are utilizing to make the building more resilient:

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How will you be protecting the infrastructure of the building from flood damage? For example, will the building be floodproofed to the Base Flood Elevation (BFE)? Will there be an additional freeboard height?:

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Describe where equipment (such as boilers) will be placed so they are not damaged during a flood event:

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Have you evaluated occupancy patterns, and then applied daylight, HVAC and lighting sensors in appropriate locations? \_\_\_\_\_

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**Residence Centered: Accessibility and Emergency Preparedness**

Describe your project's evacuation plan/how it will protect the building and its residents in the event of an emergency (such as flood, power outage, extreme heat, etc.): \_\_\_\_\_

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How will the community be involved in emergency planning, response, and annual drills? How can you as developers encourage residents to contribute in keeping their building safe?: \_\_\_\_\_

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How will you be disseminating emergency and evacuation plans to residents (in case of flood, power outage, an extreme heat event, etc.)?: \_\_\_\_\_

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How will you ensure water and/or electricity continues to run throughout the entire building in the event of an emergency? For example, will the building be equipped with emergency battery operated hallway lighting in the event of a power outage?: \_\_\_\_\_

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Will you work with LES Ready to promote disaster preparedness planning programs?: \_\_\_\_\_

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**Community Relations**

Are you integrating various neighborhood perspectives and seeking input from local clubs and associations, religious groups, community leaders, and/or municipal government officials? If yes, please detail: \_\_\_\_\_

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Are you conducting multilingual outreach to increase accessibility of project plans? If so, in what language(s)? \_\_\_\_\_  
\_\_\_\_\_

**Promoting Public Health and a Clean and Safe Environment**

Describe how you will be minimizing disturbance during the construction process: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Do you have a plan to optimize the recycling and reuse of demolition debris and construction waste to minimize waste sent to landfills? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Good Green Neighbors: Community Enhancement**

Are you improving the local neighborhood's built environment by enhancing and strengthening existing infrastructure (i.e. local roads, sidewalks, light fixtures, subway access, etc.)? If yes, please detail: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is the community you're building in vulnerable to extreme heat according to the DOHMH Heat Vulnerability Index (HVI)? If so, how will you be addressing this (i.e. cooling centers, increased green space or vegetation, white painted roof, etc.)? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

How do you plan to measure the performance of the building regularly? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

How will you use the property's energy and water data to improve utilization and performance up to required standards? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are you willing to provide technical equipment to neighboring properties to help with data collection to enhance neighborhood data transparency and sustainable operations (i.e. for emissions, energy use, water use, etc.)? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are you using a cool roof, green roof, or any other means as ways to reduce heat island effect and stormwater runoff? \_\_\_\_\_

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**Transportation**

Will the development be accessible to diverse transportation options (i.e. public transit, bicycle lanes, pedestrian networks, etc.)? Please detail: \_\_\_\_\_

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How will you mitigate transportation congestion and fossil fuel usage through amenities that incentivize biking mobility or access to transit?: \_\_\_\_\_

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**Water Conservation/Reuse and Energy Efficiency**

Are you recommissioning all energy and water systems to determine if they are operating at optimal performance? If not, are you upgrading energy and water systems to minimize consumption?: \_\_\_\_\_

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Are renewable energy options that can offset the purchase of fossil fuel-based energy being used?: \_\_\_\_\_

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If not already metered, are you planning on installing meters for electric, gas, water and other utilities? If yes, are they smart meters or submeters?: \_\_\_\_\_

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How are you conserving water and reducing total indoor water consumption compared to the baseline indoor water consumption that is mandated? If so, by how much?: \_\_\_\_\_

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Are you reusing non-potable water by reusing, harvesting, or treating rainwater and/or greywater? If so, how much?: \_\_\_\_\_

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**Preserving and Building Upon Distinctive Community Features**

Will the design of the development strengthen local culture (i.e. by taking inspiration from local landmarks, neighborhood designs, and/or local traditions)?: \_\_\_\_\_

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If the building is historic, are you updating systems appropriately to maintain a balance between the need for energy and water savings with the character of the original building fabric?: \_\_\_\_\_

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**Other**

Notes for any additional green development, resiliency, or sustainability features: \_\_\_\_\_

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## Housing Checklist and Questionnaire

Applicant (Owner): \_\_\_\_\_  
 Contact Person and relationship to applicant: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_  
 Address of site: \_\_\_\_\_  
 Location (between Streets/Aves): \_\_\_\_\_  
 Block and Lot Numbers: \_\_\_\_\_  
 Current Zoning: \_\_\_\_\_  
 Architect: \_\_\_\_\_

**Project Description**

Please give overview of Application/Project, including general uses such as residence type (rental, condo, micro-units, co-living, etc.): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Project information, both allowable and proposed (if applicable)**

Gross Floor Area: \_\_\_\_\_  
 Number of stories: \_\_\_\_\_  
 Building height in feet (base and tower, if applicable): \_\_\_\_\_  
 Will there be usable outdoor space (i.e. roof or terrace, courtyard)? Please specify what it is and the size: \_\_\_\_\_  
 \_\_\_\_\_

**Type of Request**

Please identify the type of land use action you are bringing before Community Board 3 (ULURP—zoning map change, disposition of real property, special permits including 74-711 and 74-79); zoning resolution text amendment; UDAA/UDAAP; BSA special permit, modification or amendment; IH application, new construction, preservation, or MIH ; 421-a; etc.): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

List any prior land use actions associated with this project that CB 3 has previously reviewed. Has this project previously appeared before another committee? Are there any deed restrictions or regulatory agreements in place? Please detail: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Residential Units**

	Number of All Units (market rate + affordable)	Number of Affordable Units	Size of Units (square feet)	Proposed Rent/Sale Cost – Market Rate	Proposed Rent/Sale Cost – Affordable
Studio Apts:				\$	\$
1-Bedroom Apts:				\$	\$
2-Bedroom Apts:				\$	\$
3-Bedroom Apts:				\$	\$

Total # of Units:					
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If no affordable units are provided, please provide the reason for exclusion: \_\_\_\_\_  
 What are the income levels of the affordable units?: \_\_\_\_\_  
 Describe the distribution of affordable units in the project: \_\_\_\_\_  
 What is the term (duration) of affordability?: \_\_\_\_\_  
 What priority/preference will residents of CB 3 have, if any?: \_\_\_\_\_

**Amenities**

Commercial Parking (number of spaces): \_\_\_\_\_ Location: \_\_\_\_\_  
 Residential Parking (number of spaces): \_\_\_\_\_ Location: \_\_\_\_\_  
 Exterior Amenities: \_\_\_\_\_  
 Interior Amenities: \_\_\_\_\_  
 Rooftop Amenities/Hours Open: \_\_\_\_\_  
 Other Amenities: \_\_\_\_\_  
 Community room or any amenities available to the public: \_\_\_\_\_  
 Will there be a charge for use of amenities? \_\_\_\_\_  
 Will amenities be fully/equally available to the affordable occupants? \_\_\_\_\_

**Additional Uses**

Will the project include community facilities, commercial, retail, or office space within the building?: \_\_\_\_\_  
 \_\_\_\_\_  
 If so, what is the proposed square footage of each?: \_\_\_\_\_  
 If commercial, what is the rent per square foot (include ranges if rent will vary)?: \_\_\_\_\_  
 If commercial, what is the proposed type of commercial tenant?: \_\_\_\_\_  
 What efforts will be made to consider retail diversity and community needs when determining these publicly accessible uses?: \_\_\_\_\_  
 Will the site be fully accessible to persons with disabilities?: \_\_\_\_\_

**Financing**

Please list all subsidies and tax exemption programs being applied for, and list terms and conditions of each program (i.e. 421-a; Inclusionary; Low Income Housing Tax Credits; Article 11; HFA loans; J-51; 80/20; Section 8; purchase or sale of development rights and easements, etc.): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Has funding been obtained for this project?: \_\_\_\_\_  
 If yes, explain the source of funding: \_\_\_\_\_  
 If no, explain how you intend to fund this project: \_\_\_\_\_  
 What are the rates of return on this project in 10, 15 and 30 years, respectively? Please provide your pro forma financial statements for the board to review: \_\_\_\_\_

**Sources**

[Enterprise Green Communities](#)

[Retrofitting Existing Buildings To Improve Sustainability And Energy Performance - Whole Building Design Guide](#)

[EPA Equitable Development Report](#)