



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

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Paul Rangel, Board Chair

Susan Stetzer, District Manager

June 2022 Full Board Minutes

Meeting of Community Board 3 held on Monday, June 27, 2022 at 6:30pm via Zoom.

Public Session:

Speaking in opposition to Campos II. Our coop does not oppose construction but expressed concern about loss of light and planning to reflect the neighborhood character. There was a procedural failure. The environmental review did not include my building and was limited in scope.

Speaking in opposition to Campos II – I live in a neighboring building. We welcome construction especially affordable housing. No one reach out to us for input during the 2-year planning process until this year May. We were limited to 2 minutes at the recent land use meeting. We feel excluded from the process.

Speaking in opposition to Campos II – we appreciate the Land Use committee for the attention to this matter, but the only opportunity to speak is now. The HPD study did not include the buildings directly surrounding the construction area. The developer did not include any of them in the review.

Troy Mack, with Missions Continues: The organization's annual 911 service project will be building free library planters. Community members will be able to take a book or leave a book. Input from the board on where to put these would be appreciated as are new volunteer. Email was left in the chat box

Laura Thomas -

Public Officials:

Mayor Eric Adams: not present

Public Advocate Jumaane Williams, Phillip Ellison: not present

Comptroller Brad Landers, Evelin Collado: not present

Borough President Mark Levine, Erik Cuello: The emergency order has been extending until July 14th by the governor. A public hearing is scheduled for June 28th regarding public bathrooms legislation. Covid vaccine is now available for children 6 months and up. Vaccine hubs have been set up for these residents. Monkey pox vaccine is available at Chelsea Clinic, 303 9th Ave. Gay and bisexual members of public are encouraged to seek out the vaccine. Regarding the new open meeting laws when boards are meeting hybrid, boards can require distancing and masking at locations.

Congressmember Nydia Velazquez, Lingxia Ye: The new gun safety bill has been signed into law. It will provide funds for gun safety programs. The house passed 2 additional gun bill - HR7910, Protecting Our Kids Act, prohibiting sale of firearms to people under 21. The second bill establishes red flags, allowing individuals to petition to have guns taken away from temporarily. Work is being done to pass legislation to codify abortion access.

Congressmember Carolyn Maloney, Victor Montesinos: Expressed disappointment in the recent Supreme Court ruling regarding conceal and carry. The decision is out of touch with the people and the constitution. This puts people at risk in our communities.

Assemblymember Yuh-Line Niou, Amy Vera: not present

Assemblymember Deborah J. Glick, Charlie Anderson: There will be a special session to address gun legislation and abortion. Legislation did pass to provide protection of abortion providers treating patients from other states. Speed camera program was signed into law to operate seven days a week. The SLA suggested dates during the summer and late August for their meeting.

Assemblymember Harvey Epstein, Chanel Elliott: Harvey –Working on new gun policies in reaction to the Supreme Court's recent ruling. Passed crypto mining bill. We will continue to work on bail bond reform. My office has reached out to mayor's office regarding the homeless sweeps and are doing all we can to help get people into supportive housing and provide services. Going through Goddard for assistance with the homeless.

State Senator Brian Kavanagh, Patricia Olan: The Senate has passed 10 bills in June, including a bill in reaction to the overturning of Roe v Wade. We passed a bill to permit conversion of hotels to permanent housing. This bill will allow conversion without a new COO, which will cut costs by 30 % and make it faster.

State Senator Brad M. Hoylman, Caroline Wekselbaum: In the Senate, gun control packaged was passed in last session. The office is reaching out to the Department of Health to prioritize the monkey pox vaccine in NYC. The city has not received any new allocations recently.

Councilmember Christopher Marte, Jennifer Chiao: The new office is open at 65 E Broadway. We are working on finalizing the budget. All NYCHA housing in our district will receive more money than ever in this year's budget. Seward Park is getting funding for drainage. One senior center will be receiving Wi-Fi. What our office is focused on: We are asking for the woman being housed in Rikers to be housed in a separate building rather than moved due to the history of abuse there. We are following up on the MTA cameras in our stations and will be looking where the request is in process.

Councilmember Carlina Rivera, Isabelle Chandler: Tomorrow the councilmember will chair a committee on criminal justice at 10 am which will be streamed live on her website. She is working on legislation to ban solitary confinement. Jobs plus resource fair will be on June 30. Regarding the Campos II environmental impact statement she is aware of the meetings. She understands the committee had a fair meeting and respects the committee's decision.

District Attorney Alvin Bragg, Lingjun Chen: not present

Members Present at First Vote:

David Adams	[P]	Andrea Gordillo	[P]	Thomas Rosa	[P]
Yaron Altman	[A]	Kanielle Hernandez	[P]	Robin Schatell	[A]
Sarah Rose Batchu	[A]	Herman Hewitt	[P]	Heidi Schmidt	[P]
Lee Berman	[P]	Trever Holland	[P]	Arnette Scott	[P]
Ana Calderon	[P]	Vaylateena Jones	[P]	Laryssa Shainberg	[P]
Karlin Chan	[P]	Olympia Kazi	[P]	Anisha Steephen	[P]
David Crane	[P]	Jeanette Kim	[A]	Sandra Strother	[P]
Eric Diaz	[A]	Michelle Koppersmith	[P]	Daniel Tainow	[P]
Tareake Dorill	[P]	Mae Lee	[P]	Josephine Velez	[P]
Alistair Economakis	[P]	Wendy Lee	[P]	Troy Velez	[P]
Jaime Felber	[P]	Alysha Lewis-Coleman	[P]	Rodney Washington	[P]
Larry Fenn	[P]	Amanda Liu	[P]	Joshua Waterman	[P]
Shirley Fennessey	[A]	David Louie	[P]	Kathleen Webster	[P]
Kathryn Freed	[P]	Laura Lugo	[P]	Jacky Wong	[A]
Ryan Gilliam	[P]	Paul Rangel	[P]	July Yang	[P]
Debra Glass	[A]	Damaris Reyes	[P]		
Jake Gold	[P]	Richard Ropiak	[P]		

Minutes:

Minutes of April 2022 were approved, as is.

41 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Board Chairperson's Report:

Chairperson Paul Rangel

- We will meet at Cooper Union in July for full board unless the emergency order is again extended. The meeting will not be hybrid.
- The executive committee has an opening for a secretary. Elections to fill the position will be held next month.
- A new member party will be held on July 10th. Everyone is encouraged to attend. It will be at the district office.
- The Chair will be reaching out to all new members for Committee assignments. Consideration will be made for the needs of all committee chairs and will speak to each chair on the phone regarding needs.
- Letter will be sent out in support of the 911 commission. Watch your email for an invitation for July 7th art exhibit honoring those who have lost family members.

District Manager's Report:

District Manager Susan Stetzer

- Please use the emailed link for Full Board to join the meeting. You will automatically enter as a panelist.
- Inspectors are now being sent out to investigate complaints of abandon restaurant sheds.
- Thea Avenue A and B bus lanes changes are coming. The office will ask for a meeting to discuss.
- For next months in person meeting, all attendees will need to show proof of vaccine and booster and wear a mask.

- District Needs statements process will begin next month. If you have questions about the process, please contact the office. You can read last year's statement on our website. In May we begin our process for the budget for the following year. First step is the district needs statement. It focuses on unmet needs or problems in our community.
- The office will coordinate a training for board members on conflicts of interest.

Committee Reports:

Executive Committee

- Executive Committee Vote

VOTE: WHEREAS, the NYCHA subcommittee existed to address policy issue. and challenges facing section 8 residents.

WHEREAS, prior to the creation of the subcommittee, these items were discussed at the Land Use, Zoning, Public and Private Housing Committee.

WHEREAS, when the subcommittee did pass motions those did appear as agenda items at the full committee

THEREFORE, the NYCHA, Section 8 Subcommittee will be dissolved, and all items will be hear at the Land Use Committee.

27 YES 10 NO 2 ABS 0 PNV MOTION PASSED

Economic Development Committee

1. Approval of previous month's minutes
approved by committee
2. Informational update on Tech Training Center Workforce Training
no vote necessary
3. Cooper Square Committee: Informational presentation on East Village storefront survey findings
no vote necessary
4. Vote to adjourn
approved by committee

39 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Parks, Recreation, Waterfront, & Resiliency Committee

1. Approval of previous month's minutes
approved by committee
2. Parks Manager Update
no vote necessary
3. Parks: Informational presentation for temporary art installation on Pier 35
no vote necessary
4. Parks: Proposed plan for renovation of the Rivington Street Playground (SDR Park)

VOTE: TITLE: Support For The Rivington Street Playground Reconstruction Design

WHEREAS, Sara D. Roosevelt Park Rivington Street Playground, located in the Lower East Side Between Forsyth Street and Chrystie Street, will be reconstructed; and

WHEREAS, the proposed design says that the playground will include the following elements:

- Inclusive and state-of-the-art play units, swings, and water play
- Improved access, circulation, and sightlines
- Improved and upgraded seating
- Enhanced planting and permeability
- Upgraded water service, drainage, and lighting, so

THEREFORE BE IT RESOLVED, that CB3 supports the proposed Rivington Street Playground design with the following conditions:

- The fence remains at the current 7' height
- A larger slide is provided for the 5-12 play area
- The fence on the Forsyth St side is adjusted to create space for adult/multi-generational seating on the outside of the playground.

5. ESCR Construction Update

VOTE: TITLE: Support for the East River Amphitheatre Canopy Design

WHEREAS, the East River Amphitheatre will be reconstructed with a new canopy design; and

WHEREAS, the proposed design says that the amphitheater will include the following elements:

- Rebuilt in the same general location as the previous structure
- Seating design developed with community input
- Increased accessibility, with wheelchair accessible paths to hardscape seating areas, and the stage between arches
- backed seating
- Improved loading/stage access, by inclusion of an accessible path to the stage
- An electrical panel box for permitted events
- Increased maximum capacity of 2000 spectators
- Community requested canopy structure over the stage configured so that sound reflected off the structure is directed down towards the stage and front rows of the audience, rather than across the FDR
- An arch shape that reflects sound back to the stage, while convexly curved arch faces will reflect sound towards the audience area in front of the stage, rather than out into the community reducing the sound energy leaving the amphitheater area such that less sound system power would be needed for desired sound level for performers and audience
- Be placed closer to the waterfront edge, +30-feet further from the highway and residential areas
- Audience seating closer to the stage than in the previous amphitheater
- Seating areas with substantial softscape, including grassy areas which will absorb some sound; and

WHEREAS, small and medium sized arts venues and performers are among the key drivers of our local economic engines in CB3, so

THEREFORE BE IT RESOLVED, that CB3 supports the proposed East River Amphitheater canopy design with the following conditions:

- Additional lighting for the stage area is added
- Storage boxes are added to the electrical panel box to help facilitate smaller performances
- The stage surface should be flat and accessible for all types of performances.

6. Vote to adjourn
approved by committee

39 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding Parks items 4, 5)

38 YES 0 NO 0 ABS 1 PNV MOTION PASSED (Parks item 4)

37 YES 0 NO 1 ABS 1 PNV MOTION PASSED (Parks item 5)

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

no votes necessary

SLA & DCA Licensing Committee

1. Approval of previous month's minutes (minutes are deemed approved if no objections)
approved by committee

New Liquor License Applications

2. Gonzos (6 St Marks Place LLC), 6 St Marks Pl (2nd & 3rd Floors) (op)
withdrawn

3. Double Shot TB East Village LLC, 42 Ave A (wb)
withdrawn

4. Mayree (Mayree Teamwork Plus Corporation), 58 E 1st St (op)

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

WHEREAS, Mayree Teamwork Plus Corporation doing business as Mayree, is seeking a full on-premises liquor license, in the premises located at 58 East 1st Street, between 1st Avenue and 2nd Avenue, New York, New York; and

WHEREAS, this is an application for a restaurant with a Letter of No Objection of 74 people, six tables and 18 seats with one 5 foot by 18 foot bar with seven seats, Thai food prepared in a full kitchen served during all hours of operation, no televisions, and ambient recorded background music only; and

WHEREAS, there are 13 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this location was most recently licensed with a full on-premises license as KM1 Hospitality Inc., which Community Board 3 approved in June 2020 with stipulations including hours of operation will be 5:00 P.M. to 12:00 A.M. Mondays through Thursdays, 5:00 P.M. to 2:00 A.M. Fridays, 11:00 A.M. to 2:00 A.M. Saturdays and 11:00 A.M. to 12:00 A.M. Sundays, a commitment to keep any patrons from smoking in front of the business, and installing soundproofing in consultation with a sound engineer; and

WHEREAS, this applicant has never previously been a license holder in New York but has held a liquor license for Touch of Thai Properties, LLC in Rock Falls, Illinois since 2016 and the manager has worked in the New York restaurant industry at licensed establishments for the past 11 years; and

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

WHEREAS, the First Street Block Association wrote a letter to the board stating support for this application so long as the applicant agrees to several stipulations including: abiding by the proposed hours of operation, only having curbside dining and not sidewalk table dining, having no amplified music in the curbside dining area and securing it when it is not in use; and

WHEREAS, a resident of 58 East 1st Street spoke in support of the application, citing the earlier operating hours as a positive; and

WHEREAS, 16 residents who live within two blocks of the location signed a petition in favor of the application, including four residents of 58 East 1st Street; and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Mayree Teamwork Plus Corporation, for the premises located at 58 East 1st Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant, with Thai food prepared in a full kitchen served during all hours of operation,
- 2) its hours of operation will be opening no later than 12:00 P.M. all days and closing by 11:00 P.M. Sunday to Thursday and 11:30 P.M. Friday to Saturday,
- 3) it will close all outdoor dining (curbside only, no sidewalk usage) 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 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, 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,"
- 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.

5. La MaMa ETC (La MaMa Experimental Theater Club Inc), 74 E 4th St (op)
withdrawn

6. Lucky One Enterprise Inc, 100 3rd Ave (op)

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

WHEREAS, Lucky One Enterprise Inc. is seeking a full on-premises liquor license, in the premises located at 100 3rd Avenue, between 12th and 13th Streets, New York, New York; and

WHEREAS, this is an application for a restaurant across three floors with a certificate of occupancy of 374 people, 24 tables and 98 seats with two bars (a 33'-bar on the first floor and a 25'-bar on the

second floor) totaling 22 seats, Japanese cuisine being prepared in a full kitchen, serving food within one hour of closing, no televisions, background music; and

WHEREAS, there are 9 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this location was most recently licensed with a full on-premises license as Vinyl Entertainment Inc. dba The VYNL, which received a full on-premises license in July 2016 with stipulations including: hours of operation of 10:00 A.M. to 2:00 A.M. Sunday to Wednesday and 10:00 A.M. to 3:00 A.M. Thursday to Sunday, recorded music and DJs allowed; and

WHEREAS, Vynl had an adverse SLA history including being fined in September 2020 for Disorderly Premises in January 2018 and Improper Notification of Renewals in July 2018 but which had no quality of life complaints known to the Community Board 3 office; and

WHEREAS, the applicant is currently a beer wine license holder within Community Board 3 at Ichibantei Pub Inc located at 401 East 13th Street with stipulations including closing by 2:00 A.M. all nights, with no adverse SLA history at that location; and

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

WHEREAS, 90 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 Lucky One Enterprise Inc., for the premises located at 100 3rd Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Japanese restaurant, with a kitchen open and serving during all hours of operation,
- 2) its hours of operation will be opening no later than 11:00 A.M all days and closing by 2:00 A.M Sunday through Wednesday and closing by 4:00 A.M. Thursday through Saturday,
- 3) it will not use outdoor space for commercial use (including Open Restaurants),
- 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 mainly play ambient background music, but may have an acoustic jazz band no more than one time per month without microphones or amplification and a DJ curating ambient recorded background music no more than one time a month, and will not have 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.

7. Unique Omakase (Unique Up Inc), 120 1/2 1st Ave (op)

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

WHEREAS, Unique Up Inc. doing business as Unique Omakase, is seeking a full on-premises liquor license, in the premises located at 120 ½ 1st Avenue, between St. Marks Place and East 7th Street, New York, New York; and

WHEREAS, this is an application for an establishment that is applying for a Letter of No Objection, one three-foot by 30-foot sushi bar with 11 seats, Japanese sushi and sashimi prepared in a food prep area, serving food during all hours of operation, no televisions, and ambient recorded background music only; and

WHEREAS, there are 31 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this location was previously International Bar, which was approved for a transfer to 102 1st Avenue in 2007, and Community Board 3 subsequently denied a full on-premises liquor license at this location for City Ben NY LLC dba Bubbleology in April 2018 which was then granted a full on-premises liquor license by the SLA in October 2018 with stipulations including closing by 11:00 P.M. Sunday to Thursday and 12:00 A.M. Friday to Saturday with recorded music only; and

WHEREAS, the applicants have never previously been a license holder but have worked in this business since 2007 and 2018, and one of the applicants was most recently the chef at Shinn East located at 119 East 7th Street; and

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

WHEREAS, five 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 Unique Up Inc., for the premises located at 120 ½ 1st 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 sushi and sashimi prepared in a food prep area, served during all hours of operation
- 2) its hours of operation will be opening no later than 12:00 P.M. and closing by 11:00 P.M. all days,
- 3) it will not use outdoor space for commercial use (including Open Restaurants),
- 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, 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,"
- 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 use a reservations and texting system to ensure that patrons do not loiter 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. Gen Korean BBQ (Gen Manhattan NYU LP), 150 E 14th St (wb)
withdrawn

9. Pinky Swear (Wallabout Entertainment LLC), 167-171 Chrystie St (South Retail) (op)

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

WHEREAS, Wallabout Entertainment LLC doing business as Pinky Swear, is seeking a full on-premises liquor license, in the premises located at 167-171 Chrystie Street (South Retail), between Rivington Street and Delancey Street, New York, New York; and

WHEREAS, this is an application for an establishment with a pending certificate of occupancy of 180 people, 32 tables and 91 seats with a 17-foot bar in the front of the establishment and a 23-foot bar in the back of the establishment each with six stools, Continental food prepared in a full kitchen, serving food during all hours of operation, four televisions, ambient recorded background music; and

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

WHEREAS, the premises are located in a newly constructed building; and

WHEREAS, the applicant has never previously been a license holder but has worked in the hospitality industry on and off for the past 12 years in his family's hotel chain in Argentina and Uruguay which have six restaurants/bars where the applicant worked; and

WHEREAS, 44 residents who live within two blocks of the location, including five residents of 171 Chrystie 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 Wallabout Entertainment LLC, for the premises located at 167-171 Chrystie Street (South Retail), New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant, with Continental food prepared in a full kitchen, serving food during all hours of operation,
- 2) its hours of operation will be opening no later than 4:00 P.M. Monday to Friday and 11:00 A.M. Saturday to Sunday and closing by 2:00 A.M. all nights,
- 3) it will not use outdoor space for commercial use (including Open Restaurants),
- 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, promoted events, scheduled performances or any event at which a cover fee will be charged,
- 6) it will install soundproofing in consultation with a sound engineer so that sound from the premises can't be heard in surrounding residences,
- 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 will not have "happy hours,"
- 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 use a reservations and texting system to ensure that patrons do not loiter outside the premises,
- 13) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 14) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints.

10. Gazab (Masalear Inc), 179 Essex St (wb)

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

WHEREAS, Masalear Inc. doing business as Gazab, is seeking a wine beer license, in the premises located at 179 Essex Street, between East Houston Street and Stanton Street, New York, New York; and

WHEREAS, this is an application for an establishment with a certificate of occupancy of 60 people, 16 tables and 36 seats, with Indian food prepared in a full kitchen served during all hours of operation, no televisions, ambient recorded background music; and

WHEREAS, there are 25 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this location is currently licensed with a restaurant wine license as Masalawala LLC, with hours of operation of closing at 1:00 A.M. Sunday to Tuesday and 2:00 A.M. Wednesday to Saturday, stipulations that Community Board 3 approved in June 2011; and

WHEREAS, the applicant has never previously been a license holder but has worked in this business previously and was most recently the chef at Junoon Restaurant from 2017 to 2020; and

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

WHEREAS, four 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 license for Masalear Inc., for the premises located at 179 Essex Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant, with Indian food prepared in a full kitchen served during all hours of operation,
- 2) its hours of operation will be opening no later than 12:00 P.M. Friday to Sunday and 5:00 P.M. Tuesday to Thursday and closing by 10:30 P.M. Tuesday to Thursday and Sunday and 11:00 P.M. Friday 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 will not have "happy hours,"
- 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. Potluck Club (133 Group Inc), 133 Chrystie St (wb)
administratively approved

Expansion onto Municipal Property (not heard)

12. Marufuku Ramen (EK Food Services Inc), 92 2nd Ave (South Store)
administratively approved
13. Vote to adjourn
approved by committee

39 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Landmarks Committee

no meeting scheduled

Land Use, Zoning, Public & Private Housing

1. Approval of previous month's minutes
approved by committee
2. Madison Realty Capital & NYCHA: Campos Plaza I & II Non-ULURP LSRD Modification

VOTE: TITLE: To Approve Modification of Campos Plaza II Large-Scale Residential Development

WHEREAS, the New York City Housing Authority (NYCHA), as the owner of Campos Plaza II and the authorized representative for Campos Plaza I, and Madison Realty Capital (MRC), as the owner of 644 East 14th Street, are co-applicants on a proposal to modify the previously approved Campos Plaza II Large-Scale Residential Development (LSRD); and

WHEREAS, the proposed non-ULURP modification *would* modify the boundaries and zoning calculations of the previously approved LSRD to:

- Account for a sliver of land that was previously conveyed to an adjacent owner but never reflected on official LSRD boundaries;
- Modify the LSRD boundaries to include the proposed 644 East 14th Street building (Block 396, Lot 29) in the zoning lot; and
- Modify the zoning calculations of the LSRD to reflect the proposed 644 East 14th Street building in the zoning lot; and

WHEREAS, the proposed non-ULURP modification *would not*:

- Alter the location and bulk of the existing Campos Plaza I or Campos Plaza II buildings; or
- Require new modifications of zoning provisions governing the LSRD for the proposed new development at 644 East 14th Street or the existing Campos Plaza I & Campos Plaza II developments; and

WHEREAS, this modification would allow for the as-of-right transfer of 108,000 square feet of unused NYCHA development rights to the owner of 644 East 14th Street to be used in their mixed-use development on their privately-owned site. This transfer of development rights would allow the development site to reach an FAR equivalent of 14.5. The sale would generate approximately \$19.5 million (\$182 per square foot) in sale proceeds negotiated by NYCHA, to be exclusively used at Campos Plaza II for capital repairs and other programmatic needs as determined by a community planning process involving NYCHA and the residents of Campos Plaza II; and

WHEREAS, this action and as-of-right transfer development rights would facilitate construction of a 24-story mixed use building at 644 East 14th Street with approximately 166 dwelling units, of which approximately 50 units will be rent regulated under 421-a Option B (30% of the units must be affordable with at least 10% at up to 70% of AMI and 20% at up to 130% of AMI); and

WHEREAS, additionally, the building at 644 East 14th Street would include a ground floor retail use at the intersection of East 14th Street and Avenue C and a separate community facility, with an appropriate use and tenant to be determined through ongoing conversations between the owner, NYCHA, the tenant associations, and local elected officials; and

WHEREAS, MRC has committed to taking specific and possibly additional green development and sustainability measures in their final designs of the building; and

WHEREAS, NYCHA and the residents of Campos Plaza II have been in discussions about the transfer of development rights since March 2020 and a majority of the tenant association voted in support of the transfer; and

WHEREAS, without the proposed LSRD modification a building of similar height will be developed as-of-right by MRC but will not provide funding to NYCHA for much needed improvements at Campos Plaza II or include approximately 50 units of affordable housing;

WHEREAS, current MRC tenants attended committee meetings concerning this land use action and expressed concerns regarding MRC's practices including disruptive renovation; and

THEREFORE BE IT RESOLVED, Community Board 3 supports the modifications of the Campos Plaza II Large Scale Residential Development only if the following the additional matters are addressed:

- That the developer commits to engaging with nearby stakeholders, including the 14BC Apartment Corporation, in discussions regarding the community facility tenant.
- That the developer will be responsive for any adverse impact to adjacent buildings during construction.
- That green development and sustainability measures deemed important to CB 3, as reflected in the Green Development/Housing Questionnaire and its District Needs Statement, are prioritized in the final building design plans and construction
- That the developer will make the affordable unit mix and size consistent with the needs of the community and with the New York City Department of Housing, Preservation, & Development program term sheets.
- That the developer commits to shared amenities being available and free to tenants in the rent subsidized units in the new development at 644 East 14th Street.

3. Update District Needs Statement

no vote necessary

4. Vote to adjourn

approved by committee

39 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Transportation, Public Safety, & Environment Committee

1. Approval of previous month's minutes (minutes are deemed approved if no objections)

approved by committee

2. NYC DOT Proposal for Doyers St Plaza

no vote necessary

3. Proposed MTA Bus layover south curb of E 1st St: 7-10 am; 3-7pm and shift taxi stand from south E 1st St to north side E 1st St

VOTE: TITLE: Community Board 3 does not support the MTA bus layover on East 1st Street between East Houston and 1st Ave

Whereas, MTA/NYCT (New York City Transit) has proposed an MTA Bus layover on the south curb of E 1st St between East Houston and 1st Ave that would serve as layover from: 7-10am; 3-7pm, 5 days a week, Monday through Friday, and

Whereas, On Friday morning, June 24, an articulated MTA bus was observed to be stuck in the intersection of East 4th St and First Ave, which created hazard to public safety because that block is along a first responder's route. We have been informed by NYCT that the stuck bus had been attempting to turn onto that block as part of the route that NYCT Road Operations have been using to turn around the Houston Street buses to have them lay up on 1st St. Clearly, articulated buses cannot reliably make this turn onto that block with the current street geometry. Therefore, this cannot be the route to the proposed MTA bus layover, now

Therefore, it be resolved, CB3 Manhattan does not approve of the installation of the MTA bus layover on the south curb of E 1st St between East Houston and 1st Ave.

4. DOT: overview of Open Streets and discussion with DOT on current Open Restaurant program with Q & A
no vote necessary
5. Vote to adjourn
approved by committee

39 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Vote to adjourn

Members Present at Last Vote:

David Adams	[P]	Andrea Gordillo	[P]	Thomas Rosa	[P]
Yaron Altman	[A]	Kanielle Hernandez	[P]	Robin Schatell	[A]
Sarah Rose Batchu	[A]	Herman Hewitt	[P]	Heidi Schmidt	[P]
Lee Berman	[P]	Trever Holland	[P]	Arnette Scott	[P]
Ana Calderon	[P]	Vaylateena Jones	[P]	Laryssa Shainberg	[P]
Karlin Chan	[P]	Olympia Kazi	[P]	Anisha Steephen	[P]
David Crane	[P]	Jeanette Kim	[A]	Sandra Strother	[A]
Eric Diaz	[A]	Michelle Koppersmith	[P]	Daniel Tainow	[P]
Tareake Dorill	[P]	Mae Lee	[P]	Josephine Velez	[P]
Alistair Economakis	[P]	Wendy Lee	[P]	Troy Velez	[P]
Jaime Felber	[A]	Alysha Lewis-Coleman	[P]	Rodney Washington	[P]
Larry Fenn	[P]	Amanda Liu	[P]	Joshua Waterman	[P]
Shirley Fennessey	[A]	David Louie	[P]	Kathleen Webster	[P]
Kathryn Freed	[P]	Laura Lugo	[P]	Jacky Wong	[A]
Ryan Gilliam	[P]	Paul Rangel	[P]	July Yang	[P]
Debra Glass	[A]	Damaris Reyes	[P]		
Jake Gold	[P]	Richard Ropiak	[P]		

Meeting Adjourned