



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

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Tareake Dorill, Board Chair

Susan Stetzer, District Manager

May 2023 Full Board Minutes

Meeting of Community Board 3 held on Tuesday, May 23, 2023 at 6:30pm at PS 20, 166 Essex Street and via Zoom.

Public Session:

Elise Highstreet – GOLES - People's Money Budget
Vincent Jenkins – Public safety and Housing concerns
Juan Rivero – Village Preservation – Upcoming events and announcements
Julie Mardin – New Yorkers 4 wired tech – 5G towers updates
Vaylateena Jones – Delancey Street subway station accessible

Public Official

Mayor Eric Adams, Robin Forst:

Public Advocate Jumaane Williams, Melissa

Comptroller Brad Landers, Evelin Collado:

Borough President Mark Levine, Yiyi Wang: Keisha Sutton-James update on guidelines and bills

District Attorney Alvin Bragg, Peter Tse:

Congressmember Jerrold Nadler, Olivia Glen-Rayner:

Congressmember Dan Goldman, Lingxia Ye:

Assemblymember Grace Lee, Fannie Ip: Budget increase for Asian CBOs, budget and bill updates

Assemblymember Deborah J. Glick: Tracey Jackson – ERAP approval, Budget approval for crime reduction initiative

Assemblymember Harvey Epstein, Chanel Elliott: Email schedule for Harvey attendance in community functions SLA changes – follow up

State Senator Brian Kavanagh, Emily Leng: ERAP update
Community engagement process for Park Row- early June

Councilmember Christopher Marte, Jennifer Chiao: community outreach and activities
Kuppersmith ques: Where is the support from Marte for Safe Havens – follow up

Councilmember Carlina Rivera, Julio Rivas: 3 bills passed

Members Present at First Vote:

David Adams	[P]	Kathryn Freed	[P]	Grauen Olivares	[P]
Sarah Rose Batchu	[P]	Ryan Gilliam	[P]	Lainey Perez	[P]
Lee Berman	[P]	Debra Glass	[P]	Damaris Reyes	[P]
Solomon Blecher	[P]	Jake Gold	[A]	Indrani Nicodemus Rivera	[P]
Thanh Bui	[P]	Andrea Gordillo	[P]	Jailene Rodriguez	[P]
Ana Calderon	[A]	Herman Hewitt	[P]	Richard Ropiak	[P]
Karlin Chan	[A]	Trever Holland	[A]	Thomas Rosa	[P]
Ariadna Chua	[P]	Vaylateena Jones	[P]	Angel Sacarello	[A]
Vincent Cirrito	[P]	Kelvin Joyner	[A]	Robin Schatell	[P]
David Crane	[P]	Nancy Kong	[P]	Arnette Scott	[P]
Eric Diaz	[A]	Michelle Kuppersmith	[A]	Emma So	[P]
Tareake Dorill	[A]	Dianne Lake	[A]	Sandra Strother	[P]
Alistair Economakis	[A]	Mae Lee	[A]	Daniel Tainow	[P]
Jaime Felber	[A]	Michael Levario	[P]	Josephine Velez	[P]
Larry Fenn	[A]	Amanda Liu	[P]	Rodney Washington	[A]
Nagnouma Fofana	[P]	Laura Lugo	[P]	Joshua Waterman	[A]

Kathleen Webster

[A] July Yang

[A]

Minutes:

Minutes of March 2023 were approved, as is.

32 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Special Election:

Arnette Scott, Vice-Secretary

32 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Board Chairperson's Report:

Chairperson Tareake Dorill: Loisiada Festival and cosponsor with Carlina's office

District Manager's Report:

District Manager Susan Stetzer: 6/25 welcome party, trainings coming soon, Community engagements Park Row, Budget updates, Tompkins Park walk through, Delancey St

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. Support for serious mental illness short-timeline solutions

VOTE: TITLE: Support for City Council Mental Health Roadmap

Whereas New York City is in a mental health crisis stemming from years of disinvestment in mental health services after the deinstitutionalization of psychiatric hospitals without replacement with community-based mental health services, and

Whereas New York City Council has created a Mental Health Roadmap consisting of legislation and advocacy to address existing challenges with goals designed to expand prevention and supportive services, invest in mental health workforce, confront intersections between mental health and the criminal justice system, facilitate safe and appropriate connections to mental health care, and bolster public awareness of public resources and

Whereas the Mental Health Roadmap consists of the following actions by City Council along with recommendations for federal and state actions:

I. Prevention and Supportive Services

The council

1. will consider legislation that expands the number of Crisis Respite Centers throughout the five boroughs by at least two per borough, prioritizing areas with high need and open by appointment, walk-in, or referral.
2. will consider legislation that establishes the City's commitment to expand "clubhouse"-style community centers for individuals with serious mental illness (SMI), like those already successfully operating. The legislation will ensure such centers are located in at least five of the highest-need areas.
3. will ensure that Local Law 35/2023 which requires mental health professionals to be available in the 30 largest families with children shelters to provide on-site or telehealth mental health service—is fully funded and implemented.
4. The Council will continue advocating to include adequate funding in the city's FY24 budget for expanding school-based mental health services, including the additional investment of \$28 million to strengthen existing school-based mental health clinics and establish additional sites across all five boroughs.

5. will advocate for the Administration to reevaluate its production goals in the NYC 15/15 supportive housing plan, towards building two-thirds as congregate units and only one-third as scatter-site units, while continuing to advocate for an additional \$45 million to meet the funding need for the plan's remaining supportive housing units.
6. will urge the Administration to baseline \$5 million in funding for the Mental Health Continuum, a cross-agency partnership between the Department of Education (DOE), NYC Health + Hospitals (H+H), and the Department of Health and Mental Hygiene (DOHMH) to provide mental health support to all students, as outlined in its FY24 Preliminary Budget Response.
7. will advocate for adequate funding in the city's FY24 budget through its \$1.7 million Children Under Five Initiative that provides mental health services for children five years old and young.
8. will advocate for adequate funding in the city's FY24 budget for the Mental Health Youth Council Initiative to provide flexible mental health services for youth programs run by community-based organizations.
9. will advocate to include adequate funding in the city's FY24 budget for family support and educational programs that help families learn to navigate relationships with loved ones experiencing a mental health disorder, which would include funding peer-led and family support groups, as well as family therapy and counseling programs.
10. will develop a plan to provide Mental Health First Aid training for Council staff that teaches the skills to provide initial help and support to someone who may be developing a mental health problem or experiencing a crisis.

II. Mental Health Workforce Shortage

The deepening workforce shortage of mental health providers over the past several years has compounded the City's current mental health emergency. The lack of recruitment and retention of mental health providers has reached a crisis level, with some sectors claiming 30 to 40 percent vacancy rates post-COVID.

The Council will

1. advocate that the City's FY24 budget include adequate funding allocations to nonprofit and community-based organizations, with a focus on organizations that provide culturally competent and linguistically diverse mental health supports and service.
2. will fund and help establish a Social Work Fellows Program at one or more CUNY schools, which would subsidize the cost of mental health education, degrees, and licensing, particularly for students who commit to working in public interest mental health professions, which historically experience high turnover rates and staffing shortages.
3. will continue to advocate for adequate funding and in contracts to achieve pay parity for workers across the mental health workforce within city government and the non-profit sector providing similar services.

III. Intersection with the Criminal Justice System

Over the last 50 years, New York State has sought to deinstitutionalize individuals with mental illness, aiming to provide community-based services to individuals in need of mental health treatment in clinically-supported community environments, in lieu of traditional inpatient hospital settings.

The council will:

1. consider legislation to require the Mayor's Office of Community Mental Health (OCMH) to report on implementation of the Mayor's Involuntary Transport directive, released on November 29, 2022.
2. advocate for the City's FY24 budget to include adequate funding for street outreach teams that utilize the Center for the Justice Innovation's "Community First" model currently operating in Times Square. The non-law enforcement model focuses on building trusting relationships with people living in public spaces by meeting them "where they're at" through community navigators

providing essential resources (i.e. clothing, food, etc.) while engaging in conversations about help and needs, as defined by the individual.

3. advocate for the City's FY24 budget to include adequate funding for the expansion of DOHMH's Intensive Mobile Treatment teams, which provide intensive and continuous support and treatment to individuals within their communities where and when they need it. The Council will also advocate for additional investments to expand city-funded Assertive Community Treatment (ACT) and Forensic Assertive Community Treatment teams to provide mobile, intensive case management to people with serious mental illness, including those with involvement in the justice system, through treatment, rehabilitation, and community integration services.
4. advocate for the City's FY24 budget to include \$12.8 million more to meet the funding need for 380 units of Justice Involved Supportive Housing targeted at the small group of people with the highest level of need, who cycle between jail, prison, hospitalization and shelter the most.
5. advocate for the City to create education and training programs targeted at attorneys and judges regarding available mental health diversion options, while also strengthening their connections to the City's mental health providers in support of coordinated care and responses for clients who may end up in the courts and justice system.
6. also support expansion of Support and Connection Centers, which offer short-term clinical and non-clinical services to people with mental health and substance use needs, and promotes community-based and person-centered engagement, stabilization and connection to services. They are an alternative to avoidable emergency room visits and criminal justice interventions for first responders.
7. hold an oversight hearing on the B-Heard program to address the significant challenges and concerns with the ways the program is currently being implemented.

IV. Public Awareness & Interagency Communication/Coordination

The Council will:

1. consider legislation that requires the Administration to conduct public outreach, as well as educational and enrollment campaigns, on mental health services available through NYC Care.
2. will consider legislation that requires the creation of a user-friendly comprehensive data set of the locations of all outpatient mental health services in the city.

Whereas CB 3 believes that the Mental Health Workforce Shortage (II) must be addressed immediately as the needed programs cannot be implemented effectively with the current situation of high vacancies and continuing loss of retention, so

Therefore be it resolved that Community Board 3 supports the City Council Mental Health Roadmap to eliminate gaps in care and service provision for mental health, and so be it

It is further resolved that CB 3 supports the City Council to immediately take the 3 actions outlined in Mental Health Workforce Shortage section (II) (advocate for the FY24 budget to include adequate funding allocations to nonprofit and community-based organizations, fund and help establish a Social Work Fellows Program, advocate for adequate funding in contracts to achieve pay parity for workers across the mental health workforce) so that the priorities in the Mental Health Roadmap can be adequately addressed.

3. NYU Langone Hospital: informational presentation re on-going study with stakeholders to improve protocol for lung organ donation
no vote necessary
4. NYS Nurses Assoc: Support for Public Health Nurses: safe staffing, pay parity, public healthcare funding
withdrawn
5. Planning for FY'25 District Needs Statement and Budget Priorities
no vote necessary
6. CAB/CEC reports
no vote necessary
7. Vote to adjourn
approved by committee

30 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding Health item 2)

29 YES 1 NO 0 ABS 0 PNV MOTION PASSED (Health item 2)

SLA & DCA Licensing Committee

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

Alterations

- 2. Two Perrys LLC, 127 Ave C (op/method of operation: add DJ and live music, extend closing hours to 4am daily) withdrawn
- 3. Tenement (Tenement Partners LLC), 161 Ludlow St (op/method of operation: amend closing hours to 2am every night) withdrawn
- 4. Emilia by Nai (Avoa LLC), 174 1st Ave (wb/method of operation: add Flamenco show Thursday and Saturday, 7pm-7:45pm) withdrawn

New Liquor License Applications

- 5. Venhue LLC, 21 Ave B (wb)

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

WHEREAS, Venhue LLC, with a DBA yet to be formed, is seeking a license for beer, wine & cider, in the premises located at 21 Avenue B between 2nd and 3rd St, New York, New York; and

WHEREAS, this is an application for a beer & wine license an establishment with 1 table and 16 seats, serving fine dining food with a full kitchen, serving food during all hours of operation. There will be 1 stand up bar with 2 seats. There are 7-10 LED screens used for visuals as part of the dining experience. There will be 4 JBL speakers, and music will consist of solo performances (poetry, acoustic guitar, saxophone). **There will be art sold in addition to dining.**

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

WHEREAS, this is a new building

WHEREAS, applicants have never been license holders in NY. One applicant has 5 years restaurant experience as a sous-chef in Tampa, FL

WHEREAS, there were no commercial 311 complaints at this location with NYPD action necessary in the last 3 years.

WHEREAS, there were no letters in support of or in opposition to this application; and

WHEREAS, 7 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 beer, wine, and cider 21 license for Venhue LLC, for the premises located at 21 Avenue B, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a fine dining restaurant, with a full kitchen serving food during all hours of operation.
- 2) its hours of operation will be opening no later than 530pm and closing by 10pm Thursday-Saturday only,
- 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 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, consisting of recorded music, as well as solo live acoustic performances. There will not be 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.

6. Entity to be Formed by Ahtesham "Jimmy" Rizvi, 24 1st Ave (op)

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

WHEREAS, An entity to be formed by Ahtesham "Jimmy" Rizvi, is seeking a full on-premises liquor license, in the premises located at 24 First Ave, between E 1st and 2nd St, New York, New York; and

WHEREAS, this is an application for an establishment with 37 tables and 125 seats with 12 bar seats, full kitchen, serving food during all hours of operation, 2 televisions, background music from streaming services/playlists with volume control speakers, with no DJs or live music, and no promoted events, no scheduled events, and no events at which a cover fee is charged; and

WHEREAS, there are 12 full on-premises liquor licenses within 500 feet per the SLA LAMP map and 5 on the same block; and

WHEREAS, the applicant is a license holder at 2 other establishments in NYC - GHP NY LLC d/b/a Gupshup at 113 E 18th St since October 2018, and Bombay House Hospitality LLC d/b/a Chote Miya at 75 Ninth Ave in the Chelsea Market since July 2022; and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for an entity to be formed by Ahtesham "Jimmy" Rizvi, for the premises located at 24 First Ave, New York, New York, unless the applicant agrees to the following signed notarized stipulations that:

- 1) it will operate as a Modern Indian Restaurant & Cocktail Bar, with a kitchen open and serving food 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 11:00 P.M. Sunday-Wednesday and 2:00 A.M. Thursday-Saturday,
- 3) it will not use outdoor space for commercial use,
- 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 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. Entity to be Formed by Selwyn Chan, 46 Bowery (aka 14-16 Elizabeth St) (op)

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

WHEREAS, Selwyn Chan - with an entity yet to be formed and a DBA pending, is seeking a full on-premises liquor license, in the premises located at 46 Bowery, AKA 14-16 Elizabeth St, between Bayard and Canal, New York, New York; and

WHEREAS, this is an application for an establishment with a capacity of 74 people, 1 food counter and 12 seats. There is a full kitchen available, with the intention of serving Japanese yakitori omakase style food. There is no bar, and food will be served during all hours.

WHEREAS, there are 5 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, This location was previously licensed from 2009 to 2016 with a beer & wine license only. The same address is listed as Joe's Shanghai - with an active beer and wine license, and Kono - with an active OP license.

WHEREAS, the applicant currently holds two licenses: Chikarashi Isso at 38 Rector St, and Kono located at 46 Bowery; and

WHEREAS, there were no commercial 311 complaints at this location with NYPD action necessary in the last 3 years

WHEREAS, no letters in support or in opposition to this application were submitted, and

WHEREAS, 27 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 **corporation to be determined**, for the premises located at 46 Bowery, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Japanese yakitori omakase restaurant with a full kitchen, serving food during all hours
- 2) its hours of operation will be opening no later than 12pm and closing by 2am 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 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, live music, DJs, and will have no more than 15 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.

8. Galadanners LLC, 85 Orchard St (op)

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

WHEREAS, GALADINNERS LLC doing business as Valentina is seeking a full on-premises liquor license in a sale of assets, in the premises located at 85 Orchard St, between Broome Street and Grand Street, New York, New York; and

WHEREAS, this is an application for an establishment of 74 people, 17 tables and 34 seats with a 10-ft bar, full kitchen, serving food during Mediterranean food during all hours of operation, no televisions; and background ambient music.

WHEREAS, there are 22 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this location was previously SAIGONNYC LTD doing business as Bongos with hours from 12PM to 12AM on Sun – Wed and 12PM to 2AM Th – Sat; and

WHEREAS, the applicant has a license for Ding-A-Ling on Avenue C, Kind Regards on Ludlow, and SAIGONNYC LTD doing business as Bongos; and

WHEREAS, this location shares a BBL with two other storefronts Dudley's and Sticky Rice;

WHEREAS, there were 9 commercial 311 complaints at this location with NYPD action necessary since 2022; and

WHEREAS, 4 neighbors wrote letters in support of Bongos and the applicant; and

WHEREAS, 124 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 Galadinnners LLC, for the premises located at 85 Orchard Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant, with a full kitchen serving Mediterranean food during all hours of operation,
- 2) its hours of operation will be opening no later than 4PM and closing by 1AM Mon – Wed, 4PM to 2AM on Thursdays, 2PM to 2AM on Fridays, 11AM to 2AM on Saturdays, and 11AM to 1AM on Sundays,
- 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,
- 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. Spice Brothers (Shawarma Brothers LLC), 110-112 St Marks Pl (East Store) (wb)

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

WHEREAS, Shawarma Brothers LLC, doing business as Spice Brothers, is seeking a wine beer license, in the premises located at 110-112 St. Marks Place, East Storefront, between 1st Avenue and Avenue A, New York, New York; and

WHEREAS, this is an application for an establishment with a certificate of occupancy of 70 people, with 10 tables and 26 seats with a 6 foot bar with 4 seats, serving middle eastern food from a full kitchen, with the kitchen open and serving food during all hours. There will be no televisions and ambient recorded background music; and

WHEREAS, there are 30 full on-premises liquor licenses and 4 pending, within 500 feet per the SLA LAMP map; and

WHEREAS, this location is within 200 feet of George Jackson Academy; and

WHEREAS, the applicant has operated David's Café at this location since 2015; and with no issues. and

WHEREAS, the applicant holds a license at the West storefront of 110-112 St. Marks place and

WHEREAS, there was 1 commercial 311 complaint at this location with NYPD action necessary since 2020; and

WHEREAS, Eleven residents who live within two blocks of the location signed a petition in favor of the application, including 7 from the building; and

THEREFORE, BE IT RESOLVED that Community Board 3 recommends the denial of the application for a full on-premises liquor license for Shawarma Brothers LLC, for the premises located at 110-112 St. Marks Place, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a full service restaurant with Middle Eastern food served during all hours of operation,
- 2) its hours of operation will be opening no later than 11:00 A.M and closing by 1:00 A.M Sunday t-Thursday. And 11:00A.M. to 2: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 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.

10. Sammy's Roumanian Steak House, 191 Orchard St (op)

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

WHEREAS, Sammy's Roumanian Steak House is seeking a full on-premises liquor license, in the premises located at 191 Orchard Street, between Houston Street and Stanton Street, New York, New York; and

WHEREAS, this is an application for an establishment with a capacity of 118 people, 58 tables and 118 seats with 1 6 foot bar with 2 seats, Roumanian steakhouse food prepared in a full kitchen, serving food during all hours of operation, recorded and live music at background levels; and

WHEREAS, there are 39 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this location was previously The Sixth Ward, which was granted a license to operate a vegetarian restaurant in 2007 and had its license revoked in 2015 by the SLA for operating outside its stated method of operation; and

WHEREAS, the community board denied a new application from an unconfirmed corporation name, doing business as Clock Out, in March 2022, citing SLA revocation for operating beyond its stipulations, operating the backyard contrary to the certificate of occupancy; and

WHEREAS, Clock Out received a full-on premises liquor license from the SLA in April 2022, including use of a DJ and backyard, and that license is currently inactive; and

WHEREAS, the applicant is a long-standing business owner having been a license holder for Sammy's Roumanian Steakhouse at 157 Chrystie Street from 1975 until 2020 and has no history of SLA violations; and

WHEREAS, the applicant preserves and promotes the Lower East Side's Jewish culture, history, and heritage, and the proposed location is proximate to other historic Jewish-American historical sites and businesses; and

WHEREAS, there was 1 commercial 311 complaint at this location with NYPD action necessary since 2020; and

WHEREAS, 3 residents wrote in support of the application and 5 residents wrote in opposition; and

WHEREAS, 52 residents who live within two blocks of the location, including 5 who live in the same building, 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 Sammy's Roumanian Steakhouse, for the premises located at 191 Orchard Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a full-service restaurant with a kitchen open and serving Roumanian Steakhouse 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 no later than 11 A.M. Saturday to Sunday and closing by 12:30 A.M. Monday to Sunday,
- 3) it will not commercially operate any outdoor areas,
- 4) it will have a closed fixed façade with no open doors or windows at all times,
- 5) it will play music only, consisting of recorded and live music (a keyboardist and a singer) that is inaudible in the building's residential apartments, and will not have 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.

11. 201 EV LLC, 201 1st Ave (op)

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

WHEREAS, 201 EV LLC., is seeking a full on-premises liquor license, in the premises located at 201 1st Avenue, between 12th Street and 13th Street, New York, New York; and

WHEREAS, this is an application for an establishment with of 100 people, 13 tables and 30 seats with one 16 foot bar with six seats, with a full kitchen serving traditional Filipino cuisine within one hour of closing, will have no TVs, ambient background music only; and

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

WHEREAS, the location was previously licensed restaurant, Beep Beep NYC LLC.; and

WHEREAS, the applicant has managed and owned past locations including Semma at 60 Greenwich Avenue; Dhamaka at 115 Delancey Street; and Thomas Hospitality LLC, dba ADDA at 31-31 Thomas Ave Store #1 in Long Island City; Rowdy Rooster 149 at 1st Ave, and Masalawala at 179 Essex Ave. (2011-2022); and

WHEREAS, there were six commercial 311 complaints at this location with NYPD action necessary since 2018; and Dhamaka had two commercial 311 complaints at this location with NYPD action necessary since 2018; and

WHEREAS, 34 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 201 EV LLC., for the premises located at 201 1st Avenue, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a full-service restaurant, with traditional Filipino cuisine within one hour of closing all days,
- 2) its hours of operation will be opening no later than 11:00A.M and closing by 12:00A.M Sunday – Thursday, and opening no later than 11:00A.M. closing by 2:00A.M Friday and Saturday, and outside opening no later than 11:00A.M and closing by 10:00P.M Monday – Sunday,
- 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,
- 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.

12. Twin Eagles LLC, 252 Broome St (op)

VOTE: TITLE: Community Board 3 Recommendation To Deny Unless Stipulations Agreed To—Stipulations Attached for 252 Broome St

WHEREAS, Twin Eagles LLC is seeking a full on-premises liquor license, in the premises located at 252 Broome Street, between Orchard and Ludlow Streets, New York, New York; and

WHEREAS, this is an application for an establishment with a capacity of 74 people, 16 tables and 51 seats with a 22-foot bar with 13 seats, a full kitchen serving Mediterranean, during all hours of operation; and

WHEREAS, there are 22 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, the location has an active full-on premises liquor license for Sally Can't Wait with the following stipulated hours: opening no later than 12 P.M. on all days and closing by 1 A.M. on Sunday to Wednesday and by 2 A.M. on Thursday to Saturday; and

WHEREAS, the applicants have a full-on premises liquor license for Simia Dei doing business as Hart's and Isabella Limon LLC doing business as the Fly in Brooklyn, King's Palace doing business as Cervo's in Manhattan, and have no history of SLA violations in the last 5 years; and

WHEREAS, there were 9 commercial 311 complaints at this location with NYPD action necessary since 2020; and

WHEREAS, the Dimes Square Block Association provided a letter in support of the application; and

WHEREAS, 1 resident wrote in against the application; and

WHEREAS, 30 residents who live within two blocks of the location, including 6 who live in the same building, 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 Twin Eagles LLC, for the premises located at 252 Broome Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a full-service restaurant, with Mediterranean food prepared in a full kitchen during all hours of operation,
- 2) its hours of operation will be opening no later than 4:00 P.M. Monday to Sunday and closing by 1:00 A.M. Sunday to Wednesday and by 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 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.

13. Basketball City (Great Performances/Artists as Waitresses Inc & Basketball City of New York LLC), 299 South St (Pier 36) (op)
 withdrawn

14. Salma Authentic Lebanese Grill (Balsamic LLC), 351 E 12th St (op)
 withdrawn

Items not heard at Committee

15. Moxy East Village / Alphabet Bar & Cafe (11th Street Hospitality LLC), 112 E 11th St (aka 112-120 E 11th St) (op/corp change)
 administratively approved

16. Beauty & Essex (Guapo Bodega LLC), 146 Essex St (op/corp change)
 administratively approved

17. Mountain House NY LLC, 23 St Marks Pl (Upper Level) (wb)
 withdrawn

18. Golden Shanghai Inc, 50 Mott St (wb)
 administratively approved

19. P&T Knitwear Co Inc, 180 Orchard St (wb)
 administratively approved

20. Shiso (Shiso LLC), 214 E 9th St (wb)
 withdrawn

21. Vote to adjourn
 approved by committee

30 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding SLA item 8)

29 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA item 8)

Land Use, Zoning, Public & Private Housing Committee

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

2. DDC/DCAS: Presentation and request for support of preliminary design for 70 Mulberry St

VOTE: TITLE: Community Board 3 Support for Preliminary Design Phase of 70 Mulberry Street

WHEREAS, the 70 Mulberry Street project is a critical community asset; and

WHEREAS, the basis of the design intent is to preserve the remaining two-story street facades onto Mulberry Street and Bayard Street and the six-story stair tower facades; and

WHEREAS, geotechnical information and input from the Construction Manager are required to verify the technical strategy and that the cost is within the budget; and

WHEREAS, the project will have seven floors above grade, with the sixth and seventh floors set back from the property line, and the stair tower will be prominent as the original Snyder design; and

WHEREAS, the design will incorporate building integrated photovoltaic panels in the façade and apply PV roof canopy above level 7; and

WHEREAS, the current climate crisis we are in calls for immediate and "all tools out of the toolbox" measures, the addition of photovoltaic panels on the facade and roof are a responsible measure and message to the current community and future generations about the importance of sustainability; and

WHEREAS, the new building will provide three elevators and three egress stairs for code compliance and accessibility; and

WHEREAS, the multipurpose space can be adapted to different event modes; and

WHEREAS, six street trees will be planted along Mulberry and Bayard streets; and

WHEREAS, the stoops and egress stairs currently protruding to the pedestrian will be removed to provide a better pedestrian experience for the community.

THEREFORE BE IT RESOLVED Community Board 3 supports the above-described design for the community center at 70 Mulberry Street.

3. DCP: N230113ZRY Citywide zoning text amendment to implement changes to the City's Zoning Resolution to remove impediments to, and expand opportunities for, decarbonization projects within all zoning districts.

VOTE: TITLE: Support for City of Yes – Carbon Neutrality Text Amendment

WHEREAS, New York City aims to achieve carbon neutrality by the year 2050 through significant changes related to energy production, storage, and transmission; building performance and management; transportation; and waste streams; and

WHEREAS, the Department of Transportation is proposing citywide changes to zoning regulations needed to help achieve the City's ambitious climate goals; and

WHEREAS, this will be broken down broadly into four key categories: Energy, Buildings, Transportation, and Waste, which will cover 17 text amendment changes, listed below with a brief overview:

1. Rooftop Solar

The Proposal would increase opportunities for solar energy generation on roofs throughout the city. The Proposal would address sloped and flat roofs separately. For sloped roofs, the height allowance would increase to sixty inches to allow a broader degree of solar panel orientation. This would increase power generation and accommodate the equipment they need. For flat roofs, solar energy systems would be able to cover the entire roof area up to a height of fifteen feet. This would account for fire safety, allow greater use for roof areas, while increasing the amount of area for solar panels. The Department addressed this issue through similar changes in the Special Gowanus District in 2021 (C 210177 ZMK).

2. Solar Parking Canopies

The Proposal would unlock solar power opportunities in thousands of acres of parking lots across the city.

To address this, the Proposal would allow canopies as permitted obstructions over all parking areas up to a height of fifteen feet. In addition, the Proposal would change the commercial parking landscaping requirements to allow solar panels. To encourage practical planting growth, designs would not have to include planted material below solar panels or trees within ten feet of a panel.

3. Stand-alone Solar

The Proposal would support the development of crucial, grid-supporting solar energy in residential neighborhoods.

To address this, the Proposal would clarify the Zoning Resolution in line with the original intent of the Zone Green project. First, it would clarify that accessory uses, like solar energy systems, can serve multiple zoning lots when they are in the same ownership. It would allow solar energy systems up to 10,000 square feet in all residence districts. This would support systems, such as community solar projects, that cannot meet the accessory use definition. The new primary use – "energy infrastructure equipment" – would include stand-alone solar, wind energy and energy storage, as described further below. The Proposal would allow the use on sites up to 10,000 square feet in residence districts. Larger facilities could site in commercial and manufacturing districts without size limits. Larger versions in residence districts would need a special permit from the Board of Standards and Appeals.

4. On-shore Wind

The Proposal would make it easier to develop wind turbines along the city's waterfront, where they can be most effective.

The Proposal would create a new City Planning Commission authorization to consider proposals for taller wind turbines in the waterfront area. In addition, the authorization would allow modifications of related zoning rules so the systems can site along the waterfront. The Proposal would include wind energy systems within the broader "energy infrastructure equipment" uses. This would clarify that wind systems can be a primary use and would continue to be subject to the current height rules for them.

5. Energy Storage Systems (ESS)

The Proposal would support the development of safe energy storage systems in the city.

The Proposal would allow these systems as primary uses in residence districts on sites up to 10,000 square feet and without size limits in commercial and manufacturing districts. The Proposal would include ESS in the broader "energy infrastructure equipment" uses. ESS would also be subject to screening requirements on roofs and in required open areas. Larger facilities would need a BSA special permit in residence districts. ESS would be an accessory use if its energy storage capacity does not exceed 24 hours of the primary use's peak electrical load. FDNY reviews and approves all ESS systems and their specific installation. This will remain unchanged.

6. Electrification Retrofits

The Proposal would give New Yorkers the room they need to decarbonize their building's mechanical systems.

To address these issues, the Proposal would update the framework for accessory mechanical equipment to reflect the needs of electric retrofits and other energy infrastructure. These changes would update rules in required open areas and above maximum heights, as well as the rules for floor area.

7. Envelope Retrofits

The Proposal would support efforts to retrofit the walls and roofs of existing building across the city. To address these issues, the Proposal would make updates to ensure it can be more effective. It would keep the existing "overcladding" provision, but designs could now add insulation on the interior. The Proposal would also add a "recladding" provision that would give the deduction if the new envelope met the stringent rules in the Energy Code. In both situations, the Proposal would increase the deduction to twelve inches to encourage workable retrofits.

8. Fix Zone Green

The Proposal would help usher in a new generation of ultra-low energy buildings in the city. To address these issues, the Proposal would modernize the Zone Green deduction to better align with the City's climate goals. Buildings could deduct five percent of their square footage from floor area calculations if they meet new standards. Existing buildings would get the deduction if they retrofit to become a fully electric building, as defined in Local Law 154 of 2021. Most buildings constructed after 2027 will have to be electric, but the deduction could encourage existing buildings to do the same. To ensure these standards do not fall behind technology and code changes, the Department could change these requirements by rule.

9. EV Charging

The Proposal would support electric vehicles by allowing charging stations in all commercial areas. Zoning currently considers "Electric vehicle charging stations and automotive battery swapping facilities" a Use Group 7 commercial use. The Proposal would reclassify the use to allow it in all commercial and manufacturing districts. The Proposal would also address issues raised by operators that have impeded new facilities. This includes clarifying that the use does not have a parking requirement and that zoning does not force it into a fully enclosed building. The Proposal would also clarify that automotive service stations (i.e., gas stations) can include electric charging.

10. Charge-Sharing

The Proposal would also support private electric vehicles by allowing shared charging infrastructure. The Proposal would make clear that operators can add EV charging to spaces in both accessory and public parking facilities. The Proposal would make available up to 20 percent of spaces in accessory facilities (or five spaces, whichever is greater) for a mix of shared EV charging or car share. The Proposal would allow this for 100 percent of the spaces in public parking facilities. Lastly, the Proposal would remove the motor fuel pump allowances to limit fossil fuel infrastructure in the city.

11. Parking Flex

The Proposal would support electrified commercial vehicles by letting them use parking spaces in commercial and manufacturing areas.

To support these fleets, the Proposal would apply those special rules to more commercial and manufacturing districts. The 20 percent allowance for charger sharing in accessory facilities would expand to cover car rental in most C1 and C2 districts. It would further expand to cover commercial and public utility vehicles in commercial districts at C4 and above. This would also apply in all manufacturing districts. Public parking operators could make up to 50 percent of their spaces available to car rental in most C1 and C2 districts. This would expand to cover commercial and public utility vehicles at C4 and above. This would also apply in all manufacturing districts.

12. Automated Parking

The Proposal would ensure proper regulations apply to automated parking facilities throughout the city.

Automated parking facilities use mechanical trays and racks to store vehicles. They are smaller and require less vehicular movement/idling compared to traditional facilities, both of which make these facilities more environmentally friendly.

The Proposal would extend allowances to all automated parking facilities throughout the city. These would be available for both accessory and public parking facilities.

13. Bicycle Parking

The Proposal would promote use of bicycles and other micro mobility by creating public parking options for them.

Zoning currently has rules for accessory bike parking and public automobile parking. However, there are no corresponding rules for public bicycle parking, which operators have begun to try to provide in the city. The lack of clear regulations has made it difficult to do this.

To address this, the Proposal would create a series of clear allowances for public bicycle parking. First, it would create a new use ("public bicycle and micro mobility parking") available in all commercial and

manufacturing districts. The Proposal would further support these vehicles by allowing storage racks and lockers in required open areas.

14. Porous Paving

The Proposal would support stormwater runoff reduction by always allowing permeable paving. Zoning includes rules for the "surfacing" of certain areas – parking areas, driveways, and curb cuts. Drafters of these rules intended to allow permeable paving when "the Commissioner of Buildings deems it appropriate." However, this phrasing has caused confusion as it implies applicants at DOB must prove the appropriateness of permeable paving on their site. As a result, few permeable paving installations in areas controlled by zoning have occurred.

The Proposal would change rules throughout the Zoning Resolution to allow permeable paving in all cases.

15. Street Trees

The Proposal would support stormwater runoff reduction by allowing new forms of planting. The Proposal would update the street tree requirements to address this. The Proposal will allow connected tree beds if they meet DOT standards. On long frontages, designs could also group street trees in the beds. The Proposal would also add raingardens and above-grade planters as alternatives if DPR finds the typical street tree would be infeasible.

16. Organics

The Proposal would support composting and recycling efforts by adding clear zoning rules for them. Zoning currently does not mention composting or recycling at all. It only allows the closest listed uses (dumps and junk yards) in manufacturing districts. This has caused problems for homeowners and small businesses looking to set up small-scale composting or recycling facilities.

The Proposal would address this by adding clear regulations for composting and recycling. The Proposal would add small-scale composting to the list of accessory uses. The Proposal would also allow composting and recycling facilities in all commercial districts, subject to a 5,000 square foot size limit. manufacturing districts would continue to allow larger facilities.

17. Rooftop Greenhouses

The Proposal would support sustainable food production by making it easier to build rooftop greenhouses.

The Proposal would convert the current requirements into rules that DOB can regulate. Moving forward, buildings without residences could use the rules. Together, this would ease the administrative burden on these important facilities.

Other Changes

The Proposal also includes changes that would make the Zoning Resolution clearer and more consistent. Currently there are multiple lists of permitted obstructions, which are structures or objects that penetrate regulated heights, setbacks, etc. for required yards and open areas. Because there are so many permitted obstructions, earlier zoning changes often did not make necessary updates, creating inconsistency. To address this, the Proposal would condense the obstructions into two permitted obstruction lists—one for required open areas and the other for height and setback. These lists would be made more consistent by adding items missing from current lists and would make the Zoning Resolution shorter and easier to understand and update over time. There would be updates to special purpose districts consistent with these updated changes.

WHEREAS, the adaptation and support of these proposed Text Amendments will achieve a cleaner, healthier, and more equitable community;

THEREFORE, BE IT RESOLVED Manhattan Community Board 3 supports the above-described zoning text amendment.

- 4. Planning for FY'25 District Needs Statement and Budget Priorities
no vote necessary
- 5. Vote to adjourn
approved by committee

29 YES 0 NO 1 ABS 0 PNV MOTION PASSED (excluding Land Use items 2, 3)

24 YES 6 NO 0 ABS 0 PNV MOTION PASSED (Land Use item 2)

28 YES 2 NO 0 ABS 0 PNV MOTION PASSED (Land Use item 3)

Transportation, Public Safety, & Environment Committee

- 1. Approval of previous month's minutes
approved by committee
- 2. Gotham Org: Support for truck loading zone at 55 Suffolk from Suffolk & Broome south 60' on west side (3 -4 parking spaces) to decrease traffic impacts from move ins

VOTE: TITLE: Support for Truck Loading Zone at 55 Suffolk Street

WHEREAS, The Go Broome project at 55 Suffolk Street and 64 Norfolk Street is nearly complete after just over 2 years of construction. The project delivers 495 new residential homes at 43% affordability including 115 affordable senior homes; 40,000 sf of space for the Chinese-American Planning Council Headquarters; 4,000 sf of community facility space for a new BHH cultural heritage center, and neighborhood retail, and

WHEREAS, construction vehicles loading and unloading along Suffolk Street cause traffic congestion; and

WHEREAS, now that construction is complete, traffic will still be still affected by vehicles loading and unloading during apartment move-ins, which are anticipated to occur near 55 Suffolk's loading elevator; and

WHEREAS, once 55 Suffolk is fully moved-in, residents will still utilize this space for loading and unloading general pickups and groceries and while using rideshares and taxis; and

WHEREAS, Broome Street Development has asked Community Board 3 to support the implementation of a permanent Loading Zone along Suffolk Street which would limit traffic impacts during post-construction operations of 55 Suffolk Street; so

THEREFORE BE IT RESOLVED, that Manhattan Community Board 3 supports the proposal for the addition of a 60'-0" long (approximately 3 to 4 car lengths) permanent Loading Zone adjacent to the 55 Suffolk Street service elevator.

3. DOHMH: Presentation on rat mitigation zone in CB3
no vote necessary
4. DEP: Informational presentation to add second floor to facility at 30 Pike St
no vote necessary
5. CB 3 resolution to support mini-construction command center for BBJ

VOTE: TITLE: Need for a construction command center for community boards 1 and 3 for borough-based jail construction

WHEREAS, demolition and construction for the borough-based jail will have significant impact on Community Boards 1 and 3 residents, businesses, community facilities, especially the neighboring senior residence, and other stakeholders in the vicinity of the jail, and

WHEREAS, this construction and oversight will involve various agencies including Parks, DOT, SBS, DDC, DOHMH, DOB, NYPD and potentially others, and

WHEREAS, narrow streets, limited public transportation options, limited open space, and the need to coordinate many stakeholders working in close proximity requires a multi-agency response, and

WHEREAS, both Community Boards 1 and 3 worked together with a command center launched in Lower Manhattan following 9/11 that provided multi-agency and stakeholder coordination that very efficiently coordinated agency efforts and mitigation of impacts,

WHEREAS, safety and logistical impacts that will arise from heavy construction vehicle movements, waste carting, and the disrupted parking patterns of public employees engaged in the abuse of parking placards will need to be resolved quickly, so

THEREFORE BE IT RESOLVED, that Community Boards 3 request that the needs of local stakeholders be met by establishing a mini-command center for the demolition and construction necessary for the borough-based jail; and

THEREFORE BE IT FURTHER RESOLVED, that this command center be empowered to conduct parking enforcement with the specific aim to improve safety and logistical outcomes.

6. New York State Department of Environmental Conservation, New York State Department of Health and Con Edison: Informational presentation for Cleanup Proposal for Manufactured Gas Plant Site on btwn E 11th St & E 13th St Riis Houses grounds and St Emeric Church
no vote necessary
7. Planning for FY'25 District Needs Statement and Budget Priorities
no vote necessary

Block Party

8. Think!Chinatown: Chinatown Block Party, 6/18, 7/16 and 8/20 Mosco Street (btwn Mott St & Mulberry St)

VOTE: TITLE: Think!Chinatown Block Party

CB3 supports the Chinatown block party sponsored by Think!Chinatown on Mosco street, between mott and mulberry street on 3 afternoons (6/18, 7/16, 8/20). The street will be blocked between 1 and 9pm and the sound permit will be from 3- 7 pm.

- 9. NYHC Tattoos Block Party, 7/29 and 7/30 Stanton Street (btwn Essex St and Norfolk St)

VOTE: TITLE: NYHC Tattoos Street Event on Stanton Street (Between Essex St. and Norfolk St.)

Whereas we have an application from NYHC Tattoos for a street event on Stanton Street between Essex St and Norfolk St on the afternoons of July 29th and July 30th. The applicant should not be granted two days, and explained his plan that one would be a rain date and only 1 date and sound permit should have been applied for. The street closure requested would be from noon to 8pm, and the sound permit was request for 2 to 6pm

Whereas there is an adjacent street closure on the block of Stanton between Essex and Ludlow.

Whereas there is a high level of commercial noise complaints in the area coming from nightlife establishments

Whereas there have been non permitted events by local businesses in the last few years that have created complaints from residents and caused police action

Whereas SAPO has recently begun allowing applications for a commercial street event, which is not a non profit block party. The unique makeup of this area with a high concentration of commercial storefronts and that unique concentration seems likely to cause a large number of applications for other street events of this type.

Therefore CB3 denies this application for the street event as we do not believe it will benefit the community.

- 10. Vote to adjourn
approved by committee

30 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 (Revisit tsp closing hours)
no vote necessary
- 3. DDC: ESCR / BMCR update
no vote necessary
- 4. Planning for FY'25 District Needs Statement and Budget Priorities
no vote necessary
- 5. Vote to adjourn
approved by committee

30 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Cannabis Control Task Force

- 1. Approval of previous month's minutes
approved by committee
- 2. Informational presentation from applicant for full licensure with Office of Cannabis Management to open retail dispensary at 85 Delancey St
no vote necessary
- 3. Resolution regarding CAURD protocols for CBs including lack of response, lack of adequate time to receive notice and comment, and lack of consideration of CB resolutions in full licensure

VOTE: TITLE: Need for Office of Cannabis Management to develop procedures to consider community board resolutions.

Whereas Community Board 3, Manhattan, received a CAURD license notification in December, 2022 and in January, 2023 reviewed the application at a public committee meeting and full board meeting and voted to approve the application but deny the location for specific reasons fully explained in the resolution, and

Whereas CB 3 sent the resolution to OCM in January, 2023 and thereafter called and emailed OCM to understand how and when the resolution would be considered and next steps for CB 3 to participate in the process, and

Whereas although CB 3 met with OCM many times before the vote to understand the process, but after the vote, with the exception of one returned zoom meeting at insistence of local elected officials, did not receive any response nor explanation of the consideration of the resolution, and

Whereas in the one call between OCM and CB 3, OCM stated that there was not yet a process and they were unable to give the information requested regarding the procedure for considering the CB resolution, and

Whereas in April, 2023 CB 3 requested that the Assemblymember help obtain information; he was immediately informed by the Cannabis Control Board that they did not have the power to deny a license that has been provisionally approved by OCM and furthermore the inspection and opening date of the business had already been coordinated by OCM and the licensee, and

Whereas CB 3 has never received a response from OCM with an explanation of how the CB 3 opinion was considered and was not able to engage with OCM in any meaningful way to understand the process after the resolution was received by OCM, so

Therefore be it resolved that CB 3 has decided there is no value to voting on and sending further resolutions to OCM until there is an understanding that the resolution will be considered and there is a process to consider the resolution, and

Therefore be it further resolved that CB 3 urges OCM to work with community boards and other municipalities to explain and, if necessary, develop a process to have municipality opinions considered and the granting or denial explained.

4. Vote to adjourn
approved by committee

30 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Economic Development Committee

1. Approval of previous month's minutes
approved by committee
2. Informational update from Community Advisory Board for process and current Funding Proposal to Support Implementation of Training/Education Programs at Civic Hall for 2023 Distribution of RAL's Annual \$200,000 Grant
no vote necessary
3. Vote to adjourn
approved by committee

30 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Landmarks Committee

1. Approval of previous month's minutes
approved by committee
2. Certificate of Appropriateness: St Augustine's Chapel, 292 Henry St - restorative work, demolition of non-contributing structures, new construction on protected lots. Proposed 20-story mixed use intergenerational building providing affordable housing, retail, community facility space

VOTE: TITLE: Approval of the Certificate of Appropriateness application for repair at St. Augustine's Church, 292 Henry St

WHEREAS, St. Augustine's Chapel, 292 Henry Street, was designated a New York City Landmark in 1966 and was listed on the National Register of Historic Places in 2006; and

WHEREAS, the church was constructed in 1829, architect John Heath, in the Georgian, Gothic Revival, and Federal styles; and

WHEREAS, the designation report states that "the Chapel is built of small stones with the upper windows handsomely trimmed and banded to the stone walls with brick"; and

WHEREAS, the designation report also notes that "the history of a small parish church, such as this, is the history of a neighborhood"; and

WHEREAS, in recent times funding has been inadequate to support needed maintenance and repairs to the structure; and

WHEREAS, the Certificate of Appropriateness application proposes repair and restorative work on the historic structure and demolition of non-contributing structures in return for new construction on the Landmark protected lot to be funded by the developers; and

WHEREAS, the proposed new construction will take the form of a 21-story, mixed use building at the rear of the church providing approximately 119 affordable residential units as well as retail and community facility spaces with offices and community space provided for use by the church; and

WHEREAS, the base of the new building will be clad in brick to blend in with the schist of the church while the remainder of the building is to be a lighter color; and

WHEREAS, demolition of the existing, non-contributing structure exposes a corner of the church and a previously covered stained-glass window; and

WHEREAS, the scope of work includes overall cleaning, repointing, repair of cracks, and replacement of failed components; and

WHEREAS, it is proposed to recreate the wood balustrade on the tower based on the 1881 rendering; and

WHEREAS, under zoning resolution 74-711, the establishment of a program "for continuing maintenance that will result in the preservation of the subject building"; and

WHEREAS, the zoning resolution also requires that the proposed modification "relate harmoniously to the subject landmark building; so

THEREFORE BE IT RESOLVED, CB 3 supports approval of the Certificate of Appropriateness application for a 74-711 (Landmark Preservation) project to restore St. Augustine's Church with the following caveats:

- That the applicants work with the Landmarks Preservation Commission to provide a tower façade design that includes a certain level of depth in the window reveals and shadow lines to provide a texture that harmonizes with the historic building.
- That the Landmarks Preservation Commission assure that there will be adequate funding for the continuing maintenance of the historic church.

3. Vote to adjourn
approved by committee

30 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Vote to adjourn

30 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Members Present at Last Vote:

David Adams	[P]	Alistair Economakis	[A]	Kelvin Joyner	[A]
Sarah Rose Batchu	[P]	Jaime Felber	[A]	Nancy Kong	[P]
Lee Berman	[P]	Larry Fenn	[A]	Michelle Koppersmith	[A]
Solomon Blecher	[P]	Nagnouma Fofana	[P]	Dianne Lake	[A]
Thanh Bui	[A]	Kathryn Freed	[P]	Mae Lee	[A]
Ana Calderon	[A]	Ryan Gilliam	[P]	Michael Levario	[P]
Karlin Chan	[A]	Debra Glass	[P]	Amanda Liu	[P]
Ariadna Chua	[P]	Jake Gold	[A]	Laura Lugo	[P]
Vincent Cirrito	[P]	Andrea Gordillo	[P]	Grauken Olivares	[P]
David Crane	[P]	Herman Hewitt	[P]	Lainey Perez	[P]
Eric Diaz	[A]	Trever Holland	[A]	Damaris Reyes	[P]
Tareake Dorill	[A]	Vaylateena Jones	[A]	Indrani Nicodemus Rivera	[P]

Jailene Rodriguez	[P]	Arnette Scott	[P]	Rodney Washington	[A]
Richard Ropiak	[P]	Emma So	[P]	Joshua Waterman	[A]
Thomas Rosa	[P]	Sandra Strother	[P]	Kathleen Webster	[A]
Angel Sacarello	[A]	Daniel Tainow	[P]	July Yang	[A]
Robin Schatell	[P]	Josephine Velez	[P]		

Meeting Adjourned