



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

April 2024 Full Board Minutes

Meeting of Community Board 3 held on Tuesday, April 30, 2024 at 6:30pm at PS 20, 166 Essex Street.

Public Session:

1. Raphael Schweizer, announcing 5 Borough Comic Store Tour beginning 5/4
2. Bill Ferns, sharing SALT petition drive for elevator at Essex-Delancey station
3. Christopher Rosario, TransAlt youth committee: \$5 Citibike membership campaign for DOE and CUNY students
4. Raven Dolling: In support of Open Streets to reduce traffic congestion & danger
5. Laura Sewell, EVCC: Invitation to Jane's Walk re: 311
6. Cecil Scheib, LOSCC Volunteer Coordinator: In support of re-extending Avenue B Open Street to 14th Street, and in support of daylighting intersections

Public Officials:

Mayor Eric Adams, Paula Caquias:

- Kicked off City of Yes presentations, DCP will present to CB 3
- Announcing Run this Town and Jobs NYC: hiring initiatives
- Participatory Budgeting is open

Public Advocate Jumaane Williams, Curtis Young: absent

Comptroller Brad Landers, Evelin Collado: absent

Borough President Mark Levine, Yiyi Wang: absent

District Attorney Alvin Bragg, Peter Tse: absent

Congressmember Dan Goldman, Lingxia Ye: absent

Assemblymember Grace Lee, Fannie Ip:

- Updated crime definitions (23 additional)
- Additional funding for AAPI community and settlement houses, closing illegal cannabis shops, illegal gun possession, school aid,
- AAPI legislation event May 9 in Albany; providing 6am bus from Chinatown

Assemblymember Deborah J. Glick, Lily Yuong:

- Budget input into speed limit improvements, hospitals

Assemblymember Harvey Epstein, Harvey Epstein:

- Support for Ave B Open Street & upcoming bill to reduce open street traffic to 5mph
- Mt. Sinai/Beth Israel: Will continue to require community support and advocacy
- Upcoming events: Shredding, basketball court maintenance
- Support for community composting; needs community support and advocacy
- Budget update: Good-cause eviction, closing illegal cannabis shops; can do more with public advocacy in Albany
- Questions about additional/affordable housing: Budget does support additional housing and permanently affordable housing

State Senator Brian Kavanagh, Patricia Olan:

- Worked on passing budget
- Tabling: In May, Brooklyn Bridge, Chinatown Y, Loisaída Festival
- Essex-Delancey elevator update: MTA has done some initial planning, will initiate formal process of public input this fall

Councilmember Christopher Marte, Simon Castellanos:

- Pushing for changes in City of Yes economic proposal: allowing commercial spaces in NYCHA, mixed use buildings
- Working through City of Yes housing proposals
- Held State of the District Address

- Helmet giveaway
- Essex-Delancey subway station: Pushing for start in next 2 years
- Pet adoption event
- Funding new mailboxes at LaGuardia Houses
- Upcoming briefings in May on council housing initiatives
- Board question: Role of Delancey Street Associates/building in timeline and planning? Chair notes that this will be covered in Board Chair Report

Councilmember Carlina Rivera, Julio Rivas:

- Released preliminary budget response: Additional funding for health and housing initiatives, restoration of library and cultural institution funding
- Attended groundbreaking for Nuyoricano Poet Café
- HPD will be in district office 5/2, public can ask questions
- HRA will be in district office soon, public can ask questions

Members Present at First Vote:

David Adams	[A]	Debra Glass	[P]	Jailene Rodriguez	[P]
Sarah Rose Batchu	[P]	Andrea Gordillo	[P]	Richard Ropiak	[P]
Lee Berman	[P]	Herman Hewitt	[P]	Thomas Rosa	[A]
Solomon Blecher	[P]	Trever Holland	[P]	Jayleen Rosario	[A]
Thanh Bui	[P]	Vaylateena Jones	[P]	Angel Sacarello	[A]
Karlin Chan	[P]	Kelvin Joyner	[A]	Robin Schatell	[A]
Ariadna Chua	[P]	Nancy Kong	[P]	Arnette Scott	[E]
Vincent Cirrito	[A]	Michelle Koppersmith	[P]	Clint Smeltzer	[P]
David Crane	[P]	Dianne Lake	[P]	Emma So	[P]
Eric Diaz	[P]	Mae Lee	[P]	Sandra Strother	[P]
Alistair Economakis	[P]	Michael Levario	[P]	Daniel Tainow	[P]
Larry Fenn	[P]	Amanda Liu	[P]	Josephine Velez	[A]
Nagnouma Fofana	[A]	Laura Lugo	[A]	Rodney Washington	[P]
Kathryn Freed	[P]	Indrani Nicodemus Rivera	[P]	Kathleen Webster	[P]
Shawn Garcia	[P]	Grauvén Olivares	[A]		
Ryan Gilliam	[A]	Damaris Reyes	[P]		

Minutes of February 2024 were approved, as is.

33 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Board Chairperson's Report:

Chairperson Andrea Gordillo

- Met with OEM to discuss St. Brigid’s ticketing center: Will be repurposed in coming months, in contact regarding park cleanup and signage
- Accessible meeting space coming at Essex Crossing
- Essex-Delancey subway update: Had a call with developer and elected officials; response unsatisfactory – public should attend next land use meeting to voice concerns
- Opportunities for computer and cybersecurity trainings
- Board question: Construction at Sites 9/10? Developer reports they do not have incentives to build, following up on this response

District Manager's Report:

District Manager Susan Stetzer

- New legislation to enforce against illegal cannabis shops: NYPD getting training w/sherriff’s office to help enforce
- Outdoor Dining: Concerns about DOT’s capacity to implement effectively; portal not yet available for Community Boards which impacts timeline for comments and committee agendas; will need to look on website for complete applications to review
- April 3: Status of CB3 Parks meeting with agencies. New Borough Commissioner present, introduced to issues with needles, trash, people experiencing homelessness. Walk-through of Sara Roosevelt Park upcoming
- New problem reporting: Community Link system, to streamline reporting and action on quality of life issues. Concerns: Community Board cannot see what is reported in this system, unlike 311.
- May Land Use meeting: Hybrid to make options available for City of Yes and Essex-Delancey issues
- Receiving many complaints about delivery bikes due to bike parking shortage; looking for additional locations for bike corrals so that sidewalks can remain clear

- Board question: If restaurant does not reapply, when does shed come down? If no application for the new program by 8/3/2024, shed will need to be removed
- Board question: How long are permits for? 4 years
- Board question: Where to search for cannabis licenses? OCM, Office of Cannabis Management

Roberts Rules

- Discussion of how to frame comments and questions effectively

Overview of Open Dining Applications review process

- Administrative approval for applicants that agree to simple stipulations (Sidewalk Café and Roadbed with clean history)
- Roadbed applicants with history of issues will come to committee

Committee Reports:

Executive Committee:

- Sponsoring short presentation on process, looking at new member training, are looking at attendance issues

SLA:

- No discussion

Transportation Committee:

- Motion to add Motion 1 to Vote Sheet; motion seconded
- Objection and debate
- Vote to close debate: Yes
- Vote to add Motion 1 to Vote Sheet: Voice vote: Yes 17-14

Housing:

- Request to move motion to Vote Sheet; motion seconded
- No objections

Parks:

- Request for support of Sara D. Roosevelt construction project – debated, Parks will return in June
- 3 items for May: DEP will present on management of floodgates; Blue Highway (last mile delivery) at Pier 36; Allen St Mall reconstruction design

HHS:

- No updates or questions

Executive Committee

no votes necessary

SLA & DCA Licensing Committee

1. Approval of previous month's minutes
approved by committee
2. Informational discussion of administrative approval procedures and stipulations for Outdoor Dining
no vote necessary

Alterations

3. Motel No Tell (Alphabet City Group LLC), 210 Ave A (op/change method of operation: extend closing hours to 2am Sun-Wed and 4am Thurs-Sat)
withdrawn

New Liquor License Applications

4. Sauced Grocer (Heaven's Cookies LLC), 47 2nd Ave (wb) (extend to backyard)
withdrawn
5. The Powder Room (The Private Curtain Inc), 85 E 4th St (op)

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

WHEREAS, the Private Curtain Inc., is seeking a full on-premises liquor license, in the premises located at 85 East 4th Street, Unit 1, between Second Avenue & Bowery Streets, New York, New York; and

WHEREAS, this is an application for an establishment with of 111 people, 10 tables and 75 seats with 65 theater seats and 2 bars with no seats, food prepared in a food prep area, serving food during all hours of operation, live and recorded music at background and entertainment levels; and

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

WHEREAS, the location was previously licensed for beer/wine as Kraine theater

WHEREAS, the applicant has operated two other businesses in the neighborhood, KGB bar and Red Room at the same address since 1993 and 2014 respectively;

WHEREAS, there were 0 commercial 311 complaints at this location with NYPD action necessary since 2018; and

WHEREAS, 22 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 the Private Curtain Inc., for the premises located at 85 East 4th Street, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a community theater/cultural space, with food prepared in a food prep area and served during all hours of operation,
- 2) on days that there are events/performances its hours of operation will be opening no later than 5:00 P.M. and closing by 2:00 A.M. Sunday to Wednesday and by 4:00 A.M. Thursday to Saturday,
- 3) it will not use outdoor space for commercial use,
- 4) it will employ two doormen/personnel,
- 5) 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,
- 6) it will have music at entertainment level, consisting of recorded music, live music and performances at entertainment levels, with scheduled performances, events with fees or covers, and third party promoted events, but it will not have DJs,
- 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, including boozy brunches, with food,
- 10) it may have "happy hours" until 8:00 P.M. each night,
- 11) it will ensure that there are no wait lines outside and will designate an employee for ensuring no loitering, noise or crowds outside,
- 12) it will conspicuously post this stipulation form beside its liquor license inside of its business, and
- 13) it will provide a telephone number for residents to call with complaints and immediately address any resident complaints,
- 14) the bar will operate when there are events/performances at the theater.

6. La Contenta LES (Lascontentas I Inc), 102 Norfolk St (Storefront A) (op)

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

WHEREAS, Lascontentas I, Inc. doing business as "La Contenta LES", is seeking to take over an existing full on-premises liquor license, in the premises located at 102 Norfolk Street, Storefront A, between Delancey and Rivington Streets, New York, New York; and

WHEREAS, this is an application for an establishment with up to 74 people, 7 indoor tables and 23 seats with a stand-up bar, serving Mexican food with a full kitchen and food preparation area, serving food up until one hour before closing, no televisions, playing background music; and

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

WHEREAS, the restaurant 'La Contenta LES' has been at this location for nearly 10 years, during which time it has held a full, on-premises liquor license;

WHEREAS, this applicant has never held a liquor license previously; however she has been the manager of this location since it opened,

WHEREAS, 40 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 La Contenta LES, for the premises located at 102 Norfolk Street, Storefront A, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a Mexican restaurant, 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 12:00 A.M. Monday-Wednesday, 2:00 A.M. Thursday-Saturday, and 11:00 P.M. on Sundays,
- 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor 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,
- 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, including boozy brunches, 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. Vallarta Tropical (Lascontentas II Inc), 106 Norfolk St (Storefront 2) (op)

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

WHEREAS, Lascontentas II, Inc. doing business as "Vallarta Tropical", is seeking to take over an existing full on-premises liquor license, currently doing business as "La Contenta Next Door", in the premises located at 106 Norfolk Street, Storefront 2, between Delancey Street and Rivington Street, New York, New York; and

WHEREAS, this is an application for an establishment with up to 74 people, 7 tables and 22 seats with a stand-up bar, with a full kitchen serving Mexican food, serving food up to one hour before closing, no televisions, playing streaming/background music only; and

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

WHEREAS, this location is currently "La Contenta Next Door" has been in operation as a sister restaurant to "La Contenta LES", located next door at 102 Norfolk Street, Storefront A, for over a decade; and

WHEREAS, this applicant has never held a license, but has been the manager at this location since it opened; and

WHEREAS, 29 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 Lascontentas II, for the premises located at 106 Norfolk Street, Storefront 2, 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 Mexican food, serving at all hours of operation,
- 2) its hours of operation will be opening no later than 11:00 A.M. all days and closing by 12:00 A.M. Monday-Wednesday, 2:00 A.M. Thursday-Saturday, and 11:00 P.M. on Sundays,
- 3) it will close all outdoor dining allowed under the temporary Open Restaurants program and any other outdoor 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,

- 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, including boozy brunches, 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.
8. Thy Team Inc, 108 Stanton St (aka 162 Ludlow St) (op)
withdrawn
9. Jazz Genius (Jazz Genius Corp), 151 Essex St (op)

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

WHEREAS, Jazz Genius Corps, doing business as Jazz Genius, is seeking a full on-premises liquor license, in the premises located at 151 Essex Street, between Rivington and Stanton Streets, New York, New York; and

WHEREAS, this is an application for an establishment with of 74 people in the cellar and 53 upstairs, 30 tables and 70 seats with one bar with 15 seats, American-style food in a full kitchen, serving food during all hours of operation with no televisions, live jazz on the cellar level and ambient background music on the ground floor; and

WHEREAS, there are 37 full on-premises liquor licenses within 500 feet per the SLA LAMP map; and

WHEREAS, this location which was previously licensed by South Central Restaurant LLC doing business as Tijuana Picnic closed and the license expired Oct 2022; and

WHEREAS, the applicants had a license at Kirakuya Sake Bar which closed in 2016; and

WHEREAS, there were no commercial 311 complaints at this location with NYPD action necessary since 2021;

WHEREAS, A resident attended the meeting with concerns because of the crowds and noise on the street and they are opposed to another license at this location, and

WHEREAS, 23 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 Jazz Genius Corps doing business as Jazz Genius, for the premises located at 151 Essex, New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a restaurant with live jazz music, serving American food during all hours of operation,
- 2) its hours of operation will be opening no later than 11:30 A.M. and closing by 12:00 A.M. Sundays – Thursdays and 11:30 A.M. and closing by 2:00 A.M. Fridays and - Saturdays, performances will end by 12:30AM on Friday and Saturday,
- 3) it will not use outdoor space for commercial use,
- 4) it will employ one doorman/security personnel per evening,
- 5) it will install soundproofing as necessary for live music in the cellar to ensure sound is not audible in neighboring apartments,
- 6) 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,
- 7) it will play live jazz music at entertainment level in the cellar level and ambient, recorded background music on the ground floor and will have events with cover fees, scheduled performances but will not have DJs or third party promoted events,
- 8) it will not apply for any alteration in its method of operation or for any physical alterations without first appearing before Community Board 3,
- 9) it will not host pub crawls or party buses,
- 10) it will not have unlimited drink specials, including boozy brunches, with food,

- 11) it will not have "happy hours,"
 - 12) it will ensure that there are no wait lines outside [and will designate an employee for ensuring no loitering, noise or crowds outside,
 - 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,
 - 15) it will end all performances by 12:30AM on Friday and Saturday.
10. Odre (NYC Yeoul LLC), 199 2nd Ave (op)

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

WHEREAS, Cafe 199 LLC, doing business as Odre, is seeking a full on-premises liquor license in the premises located at 199 2nd Avenue, between 12th and 13th streets, New York, New York; and

WHEREAS, this is an application for an establishment with a maximum of 74 people, 18 tables and 36 seats with 7 bar seats, operating as a full-service Korean restaurant, a full kitchen, serving food during all hours of operation, using ambient recorded background music; and

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

WHEREAS, applicant Kihyun Lee has operated 119 1st Avenue with a full on-premises liquor license since 2022 and 13 other restaurants in Manhattan; 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 NYC Yeoul LLC, for the premises located at 199 2nd Avenue New York, New York, unless the applicant agrees to the following signed notarized stipulations that

- 1) it will operate as a full-service Korean restaurant, with a kitchen open and serving food during all hours of operation,
- 2) its hours of operation will be closed on Monday, open 5 to 10 p.m. on Tuesdays through Thursdays, 5 to 11 p.m. on Fridays, 11:30 a.m. to 11 p.m. on Saturdays, and 11:30 a.m. to 10 p.m. on Sundays.
- 3) it will not use outdoor space, including the Open Restaurants program,
- 4) it will close any front or rear façade doors and windows at 10 p.m. every night,
- 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 without first appearing before Community Board 3,
- 7) it will not have "happy hours,"
- 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 wait lines outside and will designate an employee responsible to oversee patrons on the sidewalk and ensure no crowds or noise 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. Pig & Khao (68 Clinton Restaurant Associates LLC), 68 Clinton St (OP/corp change)
administratively approved
12. Mabu Café NYC Inc, 18B Doyers St (wb)
administratively approved
13. Pizza 36 St Marks LLC, 36 St Marks Pl (wb)
administratively approved
14. Banh by Lauren (Banh Cake LLC), 42 Market St (wb)
administratively approved
15. Yin Ji Chang Fen Inc, 91 Bayard St (wb)
administratively approved
16. Rice Thief LLC, 95 2nd Ave (wb)
administratively approved
17. The Onion Tree Pizza Company (Pizza Love LLC), 214 1st Ave (wb)
administratively approved

18. Vote to adjourn
approved by committee

32 YES 0 NO 0 ABS 0 PNV MOTION PASSED (excluding SLA item 9)
31 YES 1 NO 0 ABS 0 PNV MOTION PASSED (SLA item 9)

Land Use, Zoning, Public & Private Housing Committee

- 1. Approval of previous month's minutes
approved by committee
- 2. NYC Community Land Initiative: request for support of Community Land Act

VOTE: TITLE: CB3 recommendation to support passing of Community Land Act

WHEREAS, New York City has a robust and longstanding nonprofit development sector, including 25 organizations that are "Qualified Preservation Buyers" per NYC Department of Housing Preservation and Development, and more than 20 community land trusts (CLTs);

WHEREAS, New York City currently awards most of its public land for new housing production to for-profit developers, for example between July 2014 and June 2018, the City awarded 75% of public land for housing projects to for-profits that have contributed to the City's worsening affordability crisis and displacement of long time New Yorkers;

WHEREAS, the New York City Community Land Initiative (NYCCLI) and hundreds of other community-based organizations calls on the New York City Council to pass the Community Land Act (CLA), an urgently-needed legislative package that will generate perpetually-affordable community-controlled housing and neighborhood-led development to build community wealth and advance equity and justice;

WHEREAS, the shortage of affordable homes in New York City, combined with the estimated need for 500,000 new apartment units by 2030, drives an urgency for transformative demands, innovative solutions, and alternative development strategies and practices that are embodied in the four pillars of the CLA: 1) the Community Opportunity to Purchase Act (TBD), 2) Public Land for Public Good (Intro 78), 3) Tenant Opportunity to Purchase Resolution (TBD), and 4) the permanent replacement of the New York City Tax Lien Sale;

WHEREAS, the Community Opportunity to Purchase Act (COPA) gives community land trusts (CLTs) and other nonprofit housing developers and providers a first opportunity to buy multifamily residential buildings whenever a rental apartment building is offered for sale;

WHEREAS, COPA will slow speculative sales, which have destabilized working class communities, and will ensure that communities have the opportunity to collectively acquire, manage, and preserve properties in their neighborhoods;

WHEREAS, the COPA is modeled on successful legislation in other cities, including in San Francisco, which implemented its own COPA in 2019, and where nonprofits have taken advantage of their opportunity to purchase to preserve over 230 units of affordable housing;

WHEREAS, Public Land for Public Good (Intro TK) prioritizes CLTs and not-for-profit developers when the City disposes of public land to ensure that public land is used to provide and preserve perpetually-affordable housing and meet other critical economic and social needs;

WHEREAS, New York City has a robust and longstanding nonprofit development sector, including 25 organizations that are currently on NYC Department of Housing Preservation and Development's (HPD's) Qualified Preservation Buyers List;

WHEREAS, the Tenant Opportunity to Purchase Resolution (Reso TK) calls on New York State to enact legislation giving tenants a first right to buy their buildings whenever any building with rental housing units is offered for sale;

WHEREAS, both COPA and TOPA foster stable and secure housing conditions for individuals and families that combat displacement without undermining owners' ability to sell their property at a price they determine;

WHEREAS, the New York City Tax Lien Sale has fueled speculation, displacement and property disinvestment in BIPOC communities by privatizing the collection of property tax and other debts and

has curtailed City agencies' abilities to use debt enforcement to secure housing, create opportunities for economic development, and provide much-needed open space;

WHEREAS, discontinuing the city's tax lien sale aligns with the objective of promoting equitable access to housing and preventing the displacement of vulnerable populations;

WHEREAS, the tax lien sale disproportionately harmed low-income homeowners and tenants in communities of color, contributing to predatory lending, foreclosures, and the erosion of Black and brown wealth for decades;

WHEREAS, mounting citywide opposition to the tax lien sale led to the sunset of the City Council's required reauthorization of the tax lien sale in 2021, triggering research to adopt a new debt collection framework to replace the tax lien sale;

WHEREAS, NYC is also home to more than 20 CLTs, one-third of which are stewarding affordable housing and commercial properties or are in active stages of acquiring land; and

WHEREAS, community control over land and by extension CLTs are a caring, effective, equitable, and sustainable response to the increasing lack of affordable housing in New York City, particularly for underserved low-income working class neighborhoods whose residents recognize the importance of preserving affordable housing, empowering communities, protecting tenants' rights, and providing access to fair and affordable homeownership opportunities.

THEREFORE, BE IT RESOLVED, that Community Board 3, Manhattan:

- 1) urges passage of CLA, endorsing the inclusion of COPA, TOPA, and the Public Land for Public Good provisions as well as the discontinuation of the city's tax lien sale to build a more just and inclusive city; and
- 2) urges all relevant stakeholders, including government officials, community leaders, and residents, to actively champion, support and work towards the passage and successful implementation and administration of CLA; and
- 3) urges the City to support its growing CLT movement to bring more land into community ownership to safeguard housing affordability over generations long after regulatory agreements expire by shielding these scarce and precious resources from speculators while giving residents a say in their neighborhood's development.

3. Vote to adjourn
approved by committee

31 YES 1 NO 0 ABS 0 PNV MOTION PASSED

Transportation, Public Safety, Sanitation & Environment Committee

1. Approval of previous month's minutes
approved by committee
2. DOT: Informational presentation on Open Streets rules, regulation, and enforcement
no vote necessary
3. Comment on Open Streets applications for 2024 season

VOTE: TITLE: Recommendation for Open Streets Permit till 10:00 pm for Rivington St, Pell St, Canal St, and Saint Marks PI (MOTION 1)

WHEREAS, DOT has approved fourteen full-closure Open Streets locations in the CB 3 district for the 2024 season. New York City's Open Streets program transforms streets into public space to allow for a range of activities that promote economic development, support schools, and provide new ways for New Yorkers to enjoy cultural programming and build community. CB 3 is provided the opportunity to offer comments to the Department of Transportation for their approved Open Street locations; and

WHEREAS, four of the open street closures for 2024 (Rivington Street from Allen Street to Eldridge Street, Pell Street from Mott Street to Bowery, Canal Street from Essex Street to Orchard Street, and Saint Marks Place from 1st Avenue to Avenue A), have closing hours between 11pm and midnight. These are all on nightlife destination blocks, and our experience with these districts is that the late-night open street closures have led to noise complaints and other disturbances. For example, last year, CB3 submitted a local precinct summary of crimes on that block of St. Marks Place, and DOT modified the closure to 10pm, which mitigated the situation. CB3 uniformly restricts SLA liquor licenses to stop outdoor service at 10pm. A 10pm open streets closure would be consistent with the SLA licenses and would help with passive enforcement. It would be beneficial to allow establishments until 10:30pm to completely close (removing furniture) from the street bed;

THEREFORE, BE IT RESOLVED, Manhattan Community Board 3 requests the NYC Department of Transportation to revise the closing hours of the four open street closures for 2024 (Rivington Street from Allen Street to Eldredge Street, Pell Street from Mott Street to Bowery, Canal Street from Essex Street to Orchard Street, and Saint Marks Place from 1st Avenue to Avenue A), which are located on nightlife destination blocks, and from our experiences have let to noised complaints and other disturbances, be revised to end at 10:00pm, which would be consistent with CB3's SLA stipulations for liquor licenses that require services to end at 10pm and would help with passive enforcement;

VOTE: TITLE: Recommendation for Open Streets Permit extend to 14th St on Ave B (MOTION 2)

WHEREAS, DOT has approved fourteen full-closure Open Streets locations in the CB 3 district for the 2024 season. New York City's Open Streets program transforms streets into public space to allow for a range of activities that promote economic development, support schools, and provide new ways for New Yorkers to enjoy cultural programming and build community. CB 3 is provided the opportunity to offer comments to the Department of Transportation for their approved Open Street locations; and

WHEREAS, the Loisaída Open Streets Community Coalition, had requested to repeat their open streets programming on Ave B, from 7th Street to 14th Street, consistent with their programming activities since 2021. However, DOT has approved it only from 7th Street to 10th Street. The programming has been spread out in past years all the way to 14th Street to avoid concentrating the entertainment to one area, which was a compromise between the applicant, residents and the NYPD. This programming is led by the community and for the community.

THEREFORE, BE IT RESOLVED, Manhattan Community Board 3 request the NYC Department of Transportation extend Loisaída Open Streets Community Coalition's request for programming on Avenue B, from 7th Street to 14th Street, to allow programming from concentrating in one area and restoring the original area of the open streets event.

4. DOT: Proposed bus lane improvements on Second Ave, Houston to 59th St

VOTE: TITLE: CB3 Support for DOT's Proposed Enhancement to Second Avenue Bus and Bike Lane

WHEREAS, Second Avenue in Manhattan Community District 3 is currently served by the M15 Local and M15 SBS bus lines with a daily ridership of 57,000 on buses scheduled as frequently as every 3 minutes in AM and PM peaks, making it the busiest bus route in NYC; and

WHEREAS, since its launch in October 2010, initial bus speed gains have eroded while bus lane violations have increased due to the bus lane being blocked by parked delivery vehicles, cars, and for-hire vehicles, demonstrating competing demands for curb space; and

WHEREAS, the Second Avenue bike lane is a vital corridor for cyclists serving 6,000 cyclists per day and being the only continuous southbound route on the east side of Manhattan, despite its width being too narrow for the current number of cyclists and to accommodate micromobility devices traveling at different speeds; and

WHEREAS, the proposal is to offset the bus lane and widen the bike lane by:

- Shifting bus lane from the "curbside" to the "offset" lane,
- Upgrade bus lane from part-time hours to full-time, improving service throughout the day,
- Expand bike lane and explore new design options,
- Remove one lane of moving traffic in key locations,
- Adjust meter and curb regulations; and

WHEREAS, this proposal will provide the follow benefits:

- Allows buses to use bus lane unimpeded by curbside parked or standing vehicles, reducing bus lane blockages,
- Restores curb access for parking, truck loading, and passenger drop-offs/pickups,
- Emergency vehicles are encouraged to use the bus lane,
- Gives bus priority 24/7 to all, regardless of commuting pattern,
- Reduce occurrences of blocked bus stops improving access to bus stops for persons with disabilities; and

THEREFORE, BE IT RESOLVED, Manhattan Community Board 3 supports the Department of Transportation's proposed Second Avenue Bus Lane Enhancement proposal to offset the Second Avenue bus lane, make the bus lane in effect 24 hours per day and 7 days per week, and to widen the Second Avenue Bike Lane;

THEREFORE BE IT FURTHER RESOLVED, that Manhattan Community Board 3 requests that the New York City Department of Transportation maximize pedestrian safety improvements for the Second Avenue project by hardening all pedestrian islands, daylighting all intersections, and increasing use of bulb-outs to shorten crossing distances;

THEREFORE BE IT FURTHER RESOLVED, that Manhattan Community Board 3 requests that the New York City Department of Transportation maximize protection of the Second Avenue bike lane by increasing the number of Citi Bike docks protecting the bike lane, use of hardened infrastructure for protection, and use of offset crossings or split phase signals;

THEREFORE, BE IT FURTHER RESOLVED, that Manhattan Community Board 3 requests that the Department of Transportation does not create new parking designated for private passenger motor vehicle storage on Second Avenue as a part of the proposed project and instead consider uses such as loading zones, secure bicycle storage solutions, e-mobility charging stations, MTA layover zones, or expanded pedestrian space for any newly created curb space;

THEREFORE, BE IT FURTHER RESOLVED, that Manhattan Community Board 3 requests that for the parking spaces that remain, the metered price of the curb increase or alternatively the metered price be dynamic to ensure curb access is available for those who need it through appropriate pricing of curb space; and

THEREFORE, BE IT FURTHER RESOLVED, that Manhattan Community Board 3 requests that the New York City Department of Transportation build or install "bus bulb outs" at M15 SBS stops on Second Avenue as a follow up to this project as soon as is practical.

5. Loisaida Open Streets Community Coalition: update on the Ave B Open Street 2024 season
no vote necessary

6. Open Plans: request for support of daylighting at all intersections in NYC

VOTE: TITLE: Community Board 3 Requests Daylighting Provisions Be Enacted At Intersections Throughout New York City

WHEREAS,

- In Community District 3, Manhattan there have been six traffic fatalities and 765 injuries in the past year (March 2023 – March 2024), and over 27 traffic fatalities and 4,806 injuries in the past 7 years (March 2017 – March 2024)¹.
- Despite the City's intention to eliminate traffic violence, the threat remains, diminishing the ability of community members, especially seniors and children, to move about the neighborhood freely and independently.
- One way to improve safety is by increasing visibility at intersections. The National Association of City Transportation Officials (NACTO) recommends that "Intersection design should facilitate eye contact between street users, ensuring that motorists, bicyclists, pedestrians, and transit vehicles intuitively read intersections as shared spaces."² In practice, they recommend designs that "daylight" intersections by removing obstacles that obscure sightlines for all street users.
- New York State Law §1202 prohibits parking within twenty feet of an intersection but NYC has requested and received an exemption, putting parking spaces before safety.³
- Most intersections in New York City are not daylighted, despite clear evidence of their importance in preventing injury and death. Poor pedestrian and driver visibility at intersections have caused numerous pedestrian injuries and deaths: 79 percent of pedestrian injuries and 55 percent of fatalities in NYC occur at intersections.⁴
- Cities like Hoboken which have replaced parking places at intersections with clearly delineated daylighted areas have seen significant improvement in traffic safety.⁵
- DOT has failed to update traffic regulations to define "extended painted sidewalk" and double white lines as part of the sidewalk.⁶
- The NYC DOT recommends curb extensions (also known as neckdowns) as a key measure to enhance visibility at intersections.⁷ Per the DOT, the safety benefits of curb extensions include:

¹ <https://crashmapper.org/>

² National Association of City Transportation Officials, "Curb Appeal."

³ State of New York, § 1202 Stopping, standing or parking prohibited in specified places.

⁴ Gannon, "NYC Pledges to Make 1,000 Intersections Safer for Pedestrians."

⁵ Robbins, "Hoboken Hasn't Had a Traffic Death in 4 Years. What's Right?"

⁶ <https://twitter.com/BrandonWC/status/1432715636992577536>

⁷ NYC Department of Transportation, "Pedestrians - Traffic Calming Design Guidelines."

- Calms traffic by physically and visually narrowing the roadway;
- Slows turning vehicles and emphasizes the right of way of crossing pedestrians;
- Shortens crossing distance, reducing pedestrian exposure and minimum required signal time for crossing;
- Improves the ability of crossing pedestrians and drivers to see each other;
- Makes the crosswalk more apparent to drivers, encouraging them to stop in advance of the crosswalk and reducing illegal parking within crosswalk;
- Reinforces lane discipline through intersection, preventing vehicle passing maneuvers in parking lane;
- Provides additional pedestrian space and reduces crowding, particularly for queuing at crossings and bus stops or when located at a subway entrance or other protrusion;
- Can make restrictions on truck traffic more evident;
- Creates flexible multi-use space that may be used to locate street furniture, bike parking, green space, bus stops, public seating, trash containerization or street vendors, among many other uses. This flexibility offers community members the opportunity to advocate for uses most important to them; and
- The DOT released its Curb Management Action Plan on September 12, 2023, where it committed to "implement curb management strategies that address the dynamic community needs of today and better prepare us for the future," and noted that an "efficient, well-functioning curb lane" is critical to street safety.

THEREFORE, BE IT RESOLVED, Manhattan Community Board 3 requests that DOT follow New York State law without an exemption for New York City and install curb extensions (or daylighting) at all intersections, starting with intersections within a one-block radius of any school, senior center, or facility for the disabled, and those intersections not signalized. If a curb extension is not installed, the daylight spot should be "hardened" with something to prevent illegal parking, such as a bike rack, containerized trash, planters, or boulders, as well as clearly defined signage. These extensions should be used to strengthen social and transportation networks, by creating green spaces, places to gather, and spaces that support bike or bus transportation; and

THEREFORE, BE IT FURTHER RESOLVED, Manhattan Community Board 3 requests that DOT update NYC traffic regulations to define "extended painted sidewalk" as a double white line be considered a sidewalk and a prohibited area for vehicles to enter or stop/stand.

7. Street Co-Naming: Club 57 Way on St Marks and Second Ave
no vote necessary
8. Vote to adjourn
approved by committee

31 YES 0 NO 1 ABS 0 PNV MOTION PASSED (excluding Transportation item 3, motion 1)
17 YES 12 NO 3 ABS 0 PNV MOTION PASSED (Transportation item 3, motion 1)

Parks, Recreation, Waterfront, & Resiliency Committee

1. Approval of previous month's minutes
approved by committee
2. Parks Manager Update
no vote necessary
3. Request for support of Sara D. Roosevelt Park reconstruction project
no vote necessary
4. Vote to adjourn
approved by committee

32 YES 0 NO 0 ABS 0 PNV MOTION PASSED

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

1. Approval of previous month's minutes
approved by committee
2. Committee review of preliminary budget documents
no vote necessary
3. Planning for panel discussion of organizations on bridging the needs of the homeless, unhoused and those facing housing instability in CD3
no vote necessary
4. CAB/CEC reports
no vote necessary

5. Vote to adjourn
approved by committee

32 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Vote to adjourn

32 YES 0 NO 0 ABS 0 PNV MOTION PASSED

Members Present at Last Vote:

David Adams	[A]	Debra Glass	[P]	Jailene Rodriguez	[P]
Sarah Rose Batchu	[P]	Andrea Gordillo	[P]	Richard Ropiak	[P]
Lee Berman	[P]	Herman Hewitt	[P]	Thomas Rosa	[A]
Solomon Blecher	[P]	Trever Holland	[P]	Jayleen Rosario	[A]
Thanh Bui	[P]	Vaylateena Jones	[P]	Angel Sacarello	[A]
Karlin Chan	[P]	Kelvin Joyner	[A]	Robin Schatell	[A]
Ariadna Chua	[P]	Nancy Kong	[P]	Arnette Scott	[E]
Vincent Cirrito	[A]	Michelle Koppersmith	[P]	Clint Smeltzer	[P]
David Crane	[P]	Dianne Lake	[P]	Emma So	[P]
Eric Diaz	[P]	Mae Lee	[P]	Sandra Strother	[P]
Alistair Economakis	[P]	Michael Levario	[A]	Daniel Tainow	[P]
Larry Fenn	[P]	Amanda Liu	[A]	Josephine Velez	[A]
Nagnouma Fofana	[A]	Laura Lugo	[A]	Rodney Washington	[P]
Kathryn Freed	[P]	Indrani Nicodemus Rivera	[P]	Kathleen Webster	[P]
Shawn Garcia	[P]	Grauen Olivares	[A]		
Ryan Gilliam	[P]	Damaris Reyes	[P]		

Meeting Adjourned